Summary Development Plan

417TH Base Support Battalion

Kitzingen, Germany

U.S. Army Corps of Engineers
Europe District

PREPARED BY BLACK & VEATCH

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Contract DACA90-03-D-0036

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March 2004

417th Base Support Battalion

Kitzingen, Germany

"We Make a Difference!"

This motto expresses the pride of the 417th Base Support Battalion (BSB) comprised of three mutually supportive and geographically dispersed communities – Kitzingen, Wuerzburg, and Giebelstadt, Germany. We support major elements of V Corps, the Army's only forward deployed Corps, including the 1st Infantry Division (1ID) Headquarters. We aggressively strive to meet the challenges of being the largest and most diverse BSB in United States Army Europe (USAREUR).

Planning, executing, and evaluating are critical to the 417th BSB's success in achieving our mission and in providing excellence in installation management in a climate of continual change. This Summary Development Plan (SDP) is one of the tools we use to accomplish our goals of providing for the orderly development of our installations to enhance military operations and improve the quality of life for our soldiers, family members, and civilian workforce.

This SDP provides a concise factual and graphical compendium of the master planning issues, goals, and objectives. It is a valuable reference guide for decision makers and those interested in the continued development of our military installations. It is a concise document providing a wealth of information regarding the history, geography, condition status, demographic structure, and planned development of our installations. It is, in fact, the document's terse but precise and graphical form that makes it an interesting, educational, and important decision-guiding tool.

It is imperative that the document be maintained current and in continued circulation as we strive to accomplish our master planning goals and objectives, seeking the support of decision-makers in the command chain. This BSB is fully committed to the SDP and its intent.

Thomas H. Fass
LTC, EN
Commanding

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Section 1.0
Introduction

The 417th Base Support Battalion is located within the wide valley of the Main River in the Federal State of Bavaria in south central Germany. This Summary Development Plan gives an overview of the three Master Planning Areas under the 417th Base Support Battalion (BSB) and their installations. Particular attention is given to the changes and development occurring on the major support installations of Harvey Barracks, Larson Barracks, Leighton Barracks, Faulenberg Kaserne, and Giebelstadt Army Airfield.

1.1 Purpose and Need

The purpose of the Summary Development Plan is to portray the vision that will guide the 417th BSB in its real property decisions. This document provides the Commander and other decision-makers a picture of the community's present and future capability to support its mission with its physical assets and delivery systems. It also provides a basis for management decisions that will ensure proper utilization of existing facilities, guide future development, and determine effective resource allocations.

Center Court Building, Harvey Barracks

UH-60 Blackhawk, Giebelstadt Army Airfield

The efficient and innovative use of resources to meet a high quality of life standard for personnel has become increasingly important as funding and the number of support personnel decreases. This requires a clear understanding of existing conditions, goals to be met, and the directions to be taken. The Summary Development Plan gives the 417th BSB a tool to help make future management and development decisions.

1.2 Summary Development Plan

The Summary Development Plan (SDP) supplements the Real Property Master Plan (RPMP). The SDP supports the Commander in making planning decisions. It is a concise, graphic document of manageable length, which can be updated in-house and has a low initial cost. The document is based on the information found in the RPMP and its components and includes the community's mission and goals, geographic location, relationship with the region, and historical significance. The SDP gives an overview of existing conditions and the community's future direction through its goals and planned projects. The SDP is a part of the RPMP process; it does not replace it.

1.3 Real Property Master Plan

The RPMP is the Commander's plan for the orderly development and management of the real property assets of an installation. This includes land, facilities, and infrastructure. It documents the real property master planning process, which consists of:

- Taking inventory and analyzing existing assets.
- Computing facility allowances by applying criteria.
- Determining actual facility requirements.
- Comparing requirements to assets to determine deficiencies and excesses.
- Identifying and evaluating alternatives to satisfy deficiencies and eliminate excesses.
- Considering operational and environmental constraints.
- Selecting preferred solutions to deficiencies and excesses.
- Developing program actions.

The RPMP is authorized through Army Regulation (AR) 210-20, *Master Planning for Army Installations*, which documents the planning process. Each United States Army community is to have a Real Property Master Plan.

Renovated Skyline Housing, Leighton Barracks

Monument, Larson Barracks

The RPMP brings together information and concepts from many sources to ensure that adequate real property support is provided to meet the mission of the military community. It consists of four components: the Long-Range Component, the Capital Investment Strategy, the Short-Range Component, and the Mobilization Component. These components address the management and development of the military community as it makes the transition from its existing conditions, through the short term, to support both long-range peacetime and mobilization missions. The Mobilization Component is not developed as U.S. Army Europe (USAREUR) forces are already forward deployed. Section 5.0 presents an overview of the Component Plans.

Renovation Project, Larson Barracks

2.0 Findings and Recommendations

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Section 2.0

Findings and Recommendations

2.1 Master Planning

The 417th BSB is committed to making the Kitzingen military community a good place to live. Quality of life encompasses safety, functionality, and attractiveness; each pursued with sensitivity to the environment and Host Nation requirements. Master planning is a key to quality of life, and it is the tool used for the orderly development and management of real property land, facilities, and infrastructure.

2.1.1 Findings

- The largest Base Support Battalions (BSB) in U.S. Army Europe (USAREUR).
- Three Master Planning Areas (MPA) managed by two Area Support Teams (AST) and an Installation Coordination Office (IC) under the BSB.
- Geographically dispersed installations, multiple tactical command chains, and limited resources.
- Rotation and reduction of civilian staff causes loss of continuity and experience.
- Real Property Master Plan is not complete. There is no Long-Range, Capital Investment Strategy, or Short-Range Components to guide the community in meeting its mission.
- Real property actions are being taken to combine and solidify existing land uses.

CH-47 Chinook

Renovated Billet, Harvey Barracks

2.1.2 Recommendations

- Embrace the Real Property Planning Process:
  - Inventory and analyze existing assets.
  - Compute facility allowances by applying criteria.
  - Determine actual facility requirements.
  - Compare requirements to assets to determine deficiencies and excesses.
  - Identify and evaluate alternatives to satisfy deficiencies and eliminate excesses.
  - Consider operational and environmental constraints.
  - Select preferred solutions to deficiencies and excesses.
  - Develop program actions.
- Prepare Real Property Master Plan components. Some current information is available in environmental documents and reports such as the Essential Facility Requirements and Installation Status Report. Future land use plans and Long-Range Components were developed for this SDP.
- Update the Standard Operation Procedure (SOP) for implementing real property planning developed by the 417th BSB Directorate of Public Works in 1998. This will provide a process that directs resources and personnel in the orderly development, repair, replacement, disposal, occupancy, and use of BSB real property.
- Familiarize SOP participants with their responsibilities for making sound master planning decisions.
- Generate, under the directions of the SOP, lines of communications between decision-makers and link decisions together for the good of the community.
- Continue in the effort to consolidate similar land uses.
- Prepare the Installation Design Guides (IDG) and develop a plan for their implementation.

Area Development Plan

Harvey Barracks Gymnasium and Community Center

Proposed perspective of plaza area between Buildings 140 and 138. *Baker, April 2000*

2.2 Environment

The Environmental Management Office (EMO) is very active in addressing the importance of the environment, and this is reflected in the environmental ratings found in the 2003 Installation Status Report (ISR). Some categories not meeting all standards are hazardous waste management, wastewater management, and pollution prevention.

2.2.1 Findings

- Overall environmental program management is effective, with strong leadership and management from the EMO, enhanced by a knowledgeable staff.
- Hazardous waste management program needs improvement. Goal is to maintain waste generation to less than 300 tons through 2005.
- Underground storage tanks (UST) have leaked in the past resulting in contaminated soil and groundwater. All tanks in use are double-walled with leak detection systems. Twenty tanks need repair to meet compliance issues.
- Management of solid waste has become more difficult due to the implementation of force protection measures. Waste containers are located a greater distance from facilities.
- Only 10 of 20 wastewater discharge points requiring permits meet German discharge requirements.
- Asbestos remediation is on-going. Thirty-nine buildings have been completed since 2000 at a cost of over $2.4 million. Two buildings are scheduled for remediation in 2004.
- Lead paint has been removed from all installations.
- Installations are Polychlorinated Biphenyl (PCB)-free.

2.2.2 Recommendations

- Continue environmental program management through awareness and inventive initiatives such as training incoming civilian and military personnel, developing an in-house environmental training video, sponsoring Earth Week activities, and organizing environmental education activities for school children.
- Implement project to construct small hazardous waste accumulation points to be run by units.
- Complete projects to bring storage tanks into compliance.
- Assess the placement of solid waste containers to locate them as conveniently as possible.
- Upgrade deteriorating wastewater systems thereby reducing the number of discharge points.
- Implement prevention plans for the management of storage tanks and wastewater and storm water management.
- Develop plan to mediate asbestos hazards.

2.3 Environmental Management Systems

The 417th BSB is dedicated to complying with Executive Order 13148 and DoD policy, which requires that all elements of ISO 14001 be in place by 2005, and that the 417th BSB will be in full conformance by FY09.

2.3.1 Findings

- The planning is currently in process for Environmental Management System (EMS) implementation.
- EMS is a way of doing business, not a specific event.
- Everyone on an installation is a part of a successful EMS team.
- Command is providing full support to this process.
- The 1st Infantry Division deployment to Iraq presents a significant obstacle to implementing EMS.

2.3.2 Recommendations

- Implement and maintain an effective environmental management system.
- Integrate environmental considerations into all aspects of an installation's activities.
- Establish measures of performance to assist in assessing system effectiveness.
- Comply with all applicable environmental policies, laws, and regulations.
- Continue to maintain a positive relationship with government agencies, the Host Nation, and the local community.
- Identify and address pollution prevention opportunities within the operations and services being conducted within the 417th BSB.
- Support initiatives to identify and maximize recycling, reduction, and reuse opportunities.
- Remove contamination as quickly as resources permit.
- Maintain communication processes which consider and address the concerns of staff, customers, neighbors, and the wider community.

Main River, Kitzingen

2.4 Utilities

The privatization of utilities is a Department of Defense (DoD) mandate, and the 417th BSB is moving toward privatizing all their utility systems, except for sanitary sewers.

2.4.1 Findings

- The requirement to comply with German laws places additional levels of government regulations that need to be met.
- The 2003 ISR rated most utilities as not meeting quality standards. This is primarily attributed to the age of the utility systems, which in some cases is over 110 years old.
- In-house developed software is used to place engineering service orders through DPW Engineering Division's Internet Homepage.
- Utility Energy Management Control System (UEMCS) monitors and controls energy usage throughout most of the BSB.
- USAREUR software records age and condition of utility systems and records project scope and costs.
- Local communities will not accept sewer systems for privatization, due to condition and age.

2.4.2 Recommendations

- Continue path to privatization of utilities. This will assure compliance with German laws and regulations.
- Privatization will bring the utility systems up to standards, increase reliability of service, implement latest technology, perform preventative maintenance, and access capital and financing.
- Continue to pursue innovative ways to serve customers.
- Continue to connect utility systems to UEMCS, thus increasing efficiency and savings.
- Continue to use software programs that improve customer service and efficiency and assist in the planning of future projects.
- Develop Capital Investment Strategy (CIS) to target sewer system upgrades.
- Update utility maps at all MPAs.

Harvey Barracks

2.5 Infrastructure Analysis

Two reports play an important role in the improvement and use of the infrastructure. The Installation Status Report (ISR) gives a picture of the quality and quantity of the infrastructure. Funding is directed toward those facilities that are rated in poor condition. The Essential Facilities Report (EFR) provides data on the shortfalls and excesses for each facility category group. Operation and Maintenance (O&M) budgeting is now based on required facilities, not existing assets. However, the shortfalls and excesses identified in the EFR are not always reflective of actual installation conditions. Because there are multiple installations in the MPAs, an overall excess may be due to a substantial excess at only one installation, while one or more of the other installations experience a shortfall.

2.5.1 Kitzingen MPA

Findings.

- *Mission* – excess, particularly in administration training facilities. (Quality C-2, Quantity C-1)
- *Mobility* – excess in airfield pavements and shortfall in roads and trails network. (Quality C-3, Quantity C-2)
- *Housing* – excess in dining facilities and enlisted unaccompanied personnel housing (UPH) facilities. Dining facility at Harvey Barracks is undersized. Most dining facilities have kitchen capacity, but lack seating capacity. (Quality C-2, Quantity C-1)
- *Community* – excess in community support and commissary facilities and shortfall in medical facilities. A shortfall is indicated in child development centers (CDC); however, a new CDC was recently completed at Marshall Heights. (Quality C-2, Quantity C-2)

Recommendations.

- *Mission* – because of the excess in mission facilities (maintenance, training/instruction, and administration) the MPA could support additional units. An ongoing Barracks Upgrade Program (BUP) and need to provide housing for the Bundewehr-German Military personnel filling in for deployed soldiers negates the ability to support additional units in the short term.
- *Mobility* – excess airfield pavements and shortfall in roads and trails network should be corrected in the Real Property Records.
- *Housing* – excess dining facilities and enlisted UPH facilities could support additional units. This excess in dining facilities exists only at Larson Barracks.
- *Community* – excess in commissary and community support facilities could support additional population.

Leighton Barracks

2.5.2 Wuerzburg MPA

Findings.

- *Mission* – excess in administration, maintenance, and supply/storage facilities. Shortfall in training areas. The administration excess exists only at Faulenberg Kaserne, while there is a shortfall at Leighton Barracks.
  (Quality C-2, Quantity C-2)
- *Mobility* – shortfall in roads and trails network, and in airfield pavements.
  (Quality C-1, Quantity C-3)
- *Housing* – shortfall in dining facilities.
  (Quality C-1, Quantity C-2)
- *Community* – no excesses, but shortfall in commissary and community support facilities.
  (Quality C-2, Quantity C-2)

Recommendations.

- *Mission* – excess in mission facilities could support additional units. Training is supported by 7th Army Training Command.
- *Mobility* – shortfall in roads and trails network should be corrected in Real Property Records. Only heliport accommodations are required for this MPA.
- *Housing* – requirement for additional dining facilities needs to be adjusted in records.
- *Community* – program projects to expand commissary and community support facilities.

2.5.3 Giebelstadt MPA

Findings.

- *Mission* – no excesses. Shortfall in maintenance, supply/storage, and administration facilities. (Quality C-2, Quantity C-3)
- *Mobility* – minor excesses in airfield facilities, but shortfall in roads and trails network and in airfield pavements.
  (Quality C-2, Quantity C-3)
- *Housing* – excess in enlisted UPH facilities and shortfall in other UPH facilities.
  (Quality C-3, Quantity C-1)
- *Community* – no excesses, but shortfall in child development center, medical, and community support facilities.
  (Quality C-1, Quantity C-3)

Recommendations.

- *Mission* – need for construction of administration and supply/storage facilities.
- *Mobility* – requirement records need adjustment to negate shortfall in roads and trails network and airfield pavements.
- *Housing* – excess in UPH facilities could support additional units.
- *Community* – the shortfall in community services is provided by facilities located within the Kitzingen and Wuerzburg MPAs.

2.6 Force Protection

Force protection is a high priority of the Department of Defense, and the 417th BSB is moving toward upgrading protection of all their installations.

2.6.1 Findings

- Increased inspection at gates has resulted in longer queue/wait time.
- Several installations have revised traffic patterns to provide pull-off areas for vehicle inspection and vehicle turn around areas for rejected vehicles.
- At risk gates have been converted to exit only gates, and traffic patterns have been altered to provide alternative entrance gates.
- Congested gates have been signalized in cooperation with the host nation to alleviate traffic backing up both on and off the installation.
- Several gates are restricted in direction during specific hours.
- Civilian guards and host nation military augment the military guards.
- Standoff distances are a concern due to existing land use conditions and locations of facilities and roads.
- Force protection deficiencies are identified in July 2003 DoD assessment report.

2.6.2 Recommendations

- Continue to implement projects to correct the deficiencies identified in the DoD assessment report.
- Continue to monitor traffic flows at gates and provide interim solutions as needed until reconfiguration projects can be implemented.
- Program projects to mitigate shortfalls in standoff distances.

Installation Entrance Gate, Leighton Barracks

3

3.0 Strategic Goals

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Section 3.0
Strategic Goals

This Summary Development Plan is one of the vehicles used to implement the strategic goals of the 417th BSB. The SDP supports the strategic goals by providing a document that gives a picture of the community's present condition and its vision, and presents recommendations for its future.

The *2004 Army Communities of Excellence* strategic goals of the 417th BSB are illustrated in Table 3.1. This table lists the strategic goals and the key objectives to meet each goal.

The 417th BSB won USAREUR's *2003 Army Communities of Excellence* Award. The BSB has been very successful in the past six years in receiving USAREUR's recognition that they are an Army Community of Excellence.

Headquarters Building, Giebelstadt

Playground, Leighton Barracks

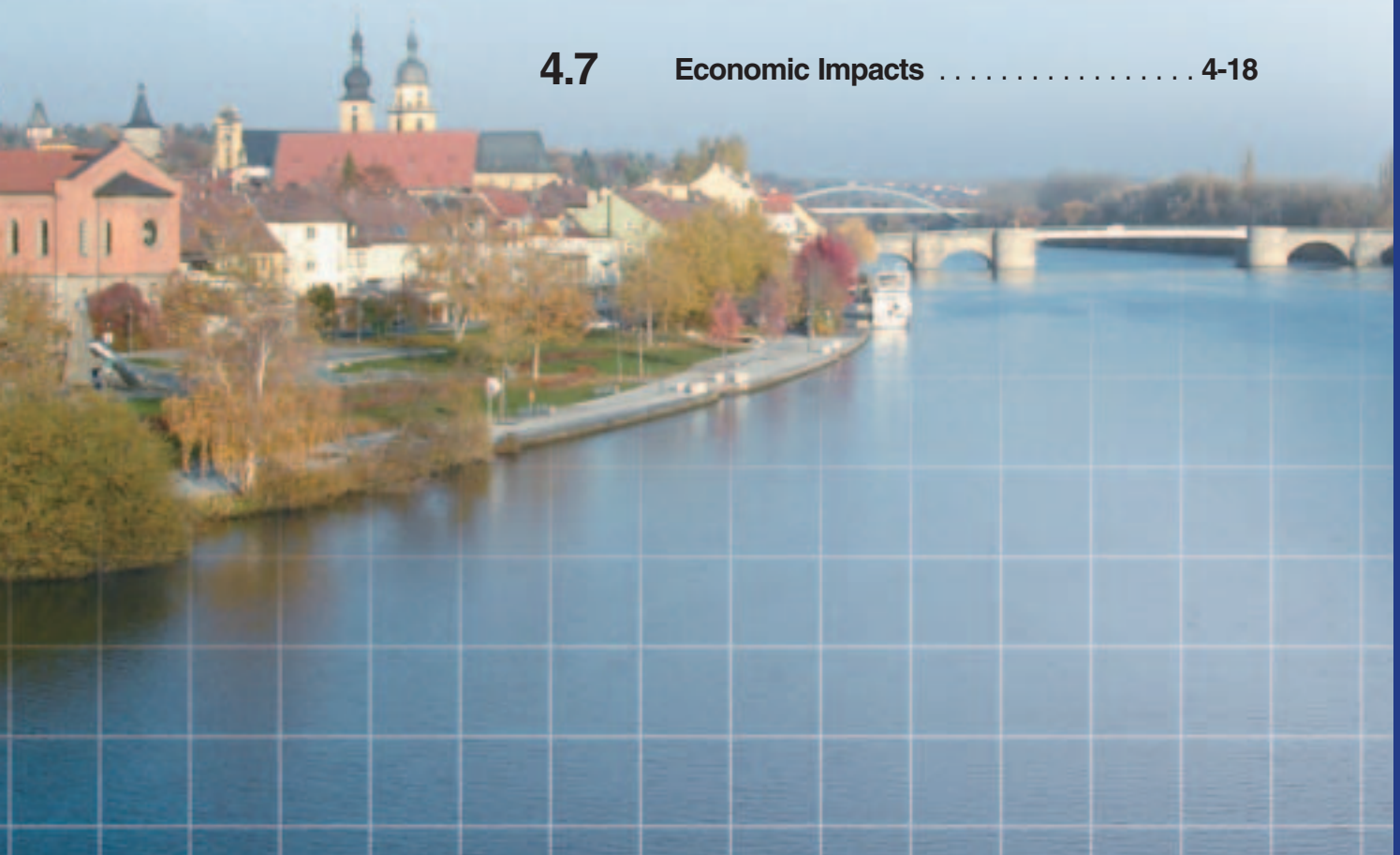
Table 3.1
2004 Strategic Goals of the 417th BSB

Strategic Goals	Key Objectives
Have an Effective and Responsive Force Protection Program Providing a Safe and Secure Environment	• Complete physical security inspections within required timeframes. • Design and program required JSIVA/Force Protection projects. • Maintain air crash and facility firefighting response time below DoD standard. • Meet Military Police response requirements. • Timely response to FPCON changes. • Maintain timeliness of safety Inspections. • Maintain Securitas performance. • Conduct vulnerable target risk assessments. • Perform ACP inspection to USAREUR standards.
Provide Services to all Elements of the Community to Achieve Maximum Readiness	• Facilitate pre-deployment processing. • Maintain timeliness of soldier inprocessing. • Increase casualty assistance training. • Increase family readiness liaison training. • Increase efficiency of soldier inprocessing. • Promote procedural efficiency of ISA operations.
Become a More Effective Manager of Facilities and Infrastructure	• Increase customer satisfaction with real property and maintenance. • Develop and implement a maintenance action team. • Develop an executable master plan. • Improve Installation Status Report I C-Ratings for facilities. • Improve the Customer Information System. • Right spending (Sustainment, Restoration, and Modernization Funds).
Become a More Customer-Focused Workforce That is Well-Trained and Empowered	• Improve personnel fill status. • Improve employee satisfaction with well-being. • Increase focus group results. • Improve recognition equitability. • Reduce hire lag. • Increase mandatory training accomplishment. • Increase mystery information scores. • Improve employee satisfaction with work and job design, management, and involvement. • Reduce overtime costs.
Have a Well-Trained Workforce Capable of Using the Latest Technology	• Maintain system security. • Conduct life-cycle management. • Enhance staff productivity.

(Table 3.1 Strategic Goals of the 417th BSB, continued)

Strategic Goals	Key Objectives
Provide Effective and Responsive Customer-Focused, Well-Being Programs and Services	• Increase customer satisfaction with sports and fitness programs and facilities. • Increase civilian fitness program participation rates. • Increase customer satisfaction with consolidated mailrooms. • Increase customer satisfaction with housing. • Decrease waiting time for housing. • Decrease between occupancy down days. • Improve adult education responsiveness to community needs. • Provide ACS educational and prevention programs to meet community needs. • Maximize community readiness through the Commander's Religious Support Plan.
Maintain, Develop, and Improve Quality Youth Programs	• Accredit FCC homes through the Military Home Association. • Certify and accredit all CDC and SAS facilities. • Improve Boys and Girls Club of America assessment scores. • Meet District and DoDDS averages for academic standing in schools. • Decrease youth misconduct rates. • Improve participation in youth prevention, intervention, and treatment programs. • Improve customer satisfaction with youth programs. • Increase youth program participation rates.
Maximize Stewardship of the Environment and Resources in Accordance with the Environmental Management System (EMS)	• Implement EMS. • Improve Installation Status Report C-Ratings. • Manage projects requested and funded per year. • Investigate and restore all identified contaminated sites. • Reduce generation of hazardous waste. • Increase external ECAS finding correction rates. • Provide annual internal ECAS assessments.
Effectively Manage Fiscal Resources	• Maximize utilization of hire lag. • Meet standards for OMA budget execution. • Meet standards for AFH budget execution. • Meet standards for OSD budget execution. • Exceed USAREUR standard for CPMC execution. • Reduce utilities usage. • Reduce cost of solid waste management. • Exceed USAREUR standard for NAF NIBD to total revenue. • Maximize use of additional funding.

4.0 Community Profile



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Section 4.0

Community Profile

4.1 417th BSB Mission and Vision

The mission of the 417th BSB is to provide:

- Command and control of assigned and attached units and facilities to ensure the sustainment of the community in its area of operation,
- Support operations other than war,
- Receive and prepare augmentation forces for onward movement,
- Process and provide individual replacements,
- Transition the community during deployments and crises, and
- Continue community support operations.

The vision of the 417th Base Support Leadership is to anticipate and respond to customers' needs. A team of quality soldiers and civilians are:

- Committting to the Army's values,
- Contributing to balanced readiness, and
- Providing wholehearted stewardship of resources and environment.

"Meeting the challenges of today… tomorrow…and the 21st century."

Administration Facility Constructed 1918, Harvey Barracks

Headquarters Building, Faulenberg Kaserne

4.2 Community Description

The 417th BSB is one of four Base Support Battalions under the 98th Area Support Group (ASG). It serves a region in Northern Bavaria with an area of responsibility (AOR) of almost 2,000 square miles, Figure 4.1. The AOR has a local population of nearly 500,000 people.

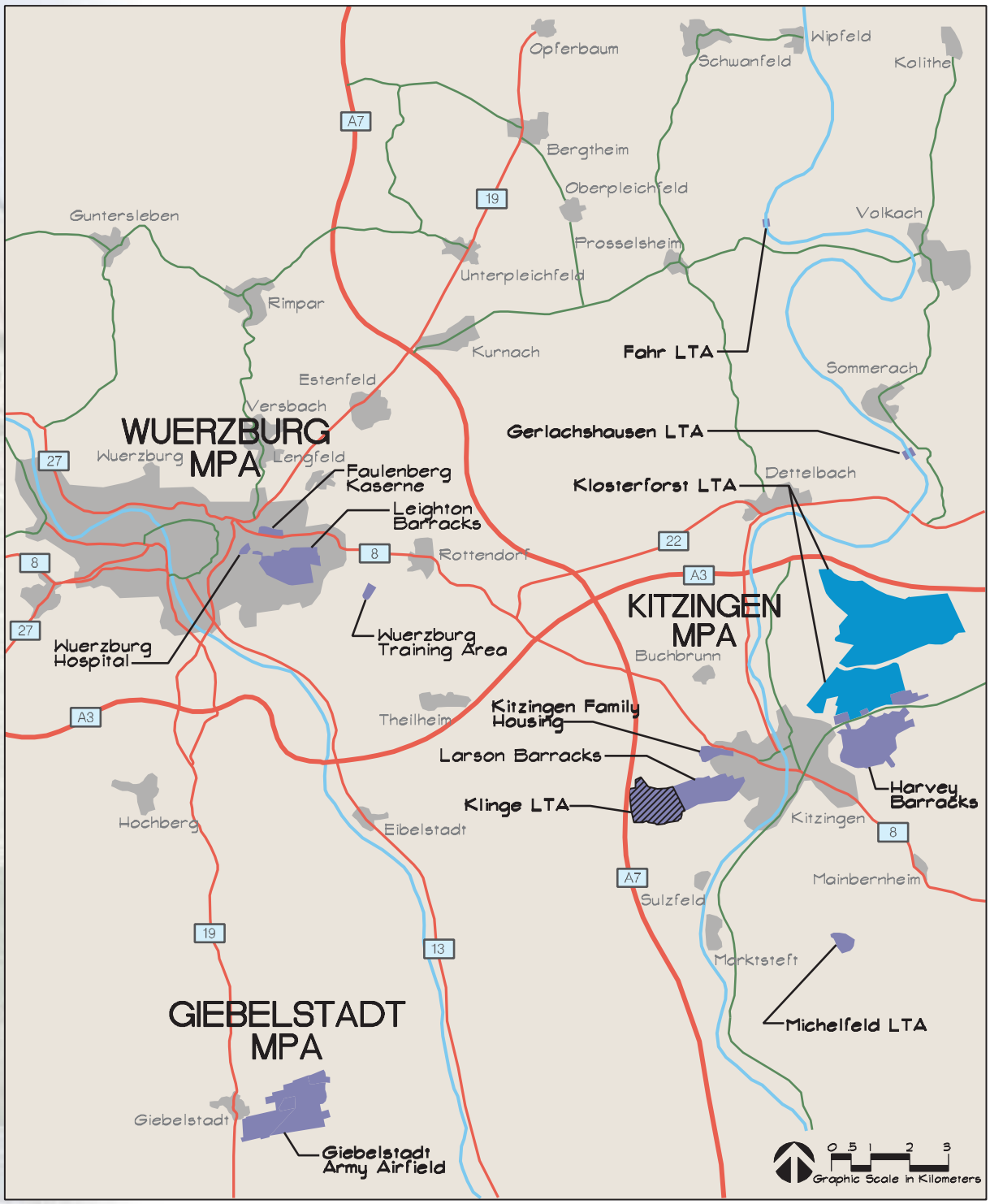
This BSB is the most diversified in USAREUR. It is divided into many entities and influenced by multiple organizations. Personnel from the Headquarters of 1st Infantry Division, 12th Aviation Brigade, 69th Air Defense Artillery Brigade, 17th Signal Battalion, 701st Main Support Battalion, Division Support, Medical Activity Wuerzburg, 98th ASG, and two Area Support Teams are among the senior players in the planning and development of the Kitzingen military community. Numerous other organizations also affect the future of this large community.

Maintenance Hangar, Giebelstadt Army Airfield

The 417th BSB is the only BSB under the 98th ASG to have Area Support Teams (AST). Two ASTs and an IC manage and administer the three Master Planning Areas (MPA) that make up the BSB: Kitzingen, Wuerzburg, and Giebelstadt. Wuerzburg is about 16 kilometers northwest of Kitzingen, and Giebelstadt is approximately 16 kilometers south of Wuerzburg, Figure 4.2. The 417th BSB has about 5,200 acres under its command and is responsible for over 1,500 buildings containing almost 12 million square feet.

Figure 4.1
Regional Map

Figure 4.2
Vicinity Map



City of Kitzingen

4.2.1 Kitzingen Master Planning Area

The city of Kitzingen is a quiet, picturesque town amid rolling hills with cobblestone streets and quaint shops and houses. It is located east of Autobahn 7 on State Highway 8, Figure 4.2. The Kitzingen MPA is made up of five installations located near the city of Kitzingen and spread out along the Main River. The five installations, their major users, and the types of facilities found in them are listed in Table 4.1.

The two major installations are Harvey Barracks and Larson Barracks, which are located east and west of the city of Kitzingen:

- Harvey Barracks contains theater-wide supply and support, transportation support, and chemical functions. It also headquarters the 417th BSB.
- Larson Barracks houses combat troops, two signal units, a combat support unit, air defense artillery, and maintenance support.

Three other installations make up this MPA:

- Kitzingen Training Areas are composed of quite a few Local Training Areas (LTA) that are scattered to the north and south of the city of Kitzingen.
- Schwanberg DCS is a radio communications site.
- Kitzingen Family Housing is located west of the city along Federal Highway 8.

The Kitzingen MPA is the largest of the three master planning areas containing over 4,000 acres, 800 buildings, and 5.2 million square feet of buildings.

Troop Formation, Larson Barracks

Table 4.1
Kitzingen Master Planning Area, Installations, Users, and Facilities

Installation	Major On-Site Users	Types of Facilities
Harvey Barracks (GE33V) • 630 acres • 189 buildings • 1,524,595 sq.ft.	• 1st Infantry Division, - HHC, DISCOM - 701st Main Support Bn - 12th Chemical Co; • 417th BSB; • 212th Military Police Co; • 1st Military Police Co; • U.S. Army MEDDAC; • 523rd Dental Clinic; • DoDDS, District Office; • DeCA; • AAFES; • Contractors. *Includes: Richthofen Circle and Corlette Circle Family Housing Areas.*	Administration, Warehousing, Storage, Maintenance, Repair, Airfield Operations, Deployment, Railhead, NBC Chamber, Firing Ranges, Training Set Fire Observation, Confidence Course, Police Station, Fire Station, Dental Clinic, Health Clinic, Chapel, Auditorium, Community Services Center, Bank, Commissary, Exchange, POV Inspection, Barber Shop, Post Office, Tailor Shop, Clothing Sales, Thrift Shop, Laundromat, Service Marts, Gas Station, Unaccompanied Personnel Housing, Dining, Family Housing, Physical Fitness Center, Recreational Courts and Checkout, Skeet Range, Outdoor Recreation Facility, Arts and Crafts.
Larson Barracks (GE48Z) • 654 acres • 137 buildings • 1,505,690 sq.ft.	• 1st Infantry Division, - 4-3 ADA Bn - 121st Signal Bn; • 17th Signal Bn; • 147th Maintenance Co; • Det A, 38th Personnel Services Bn; • 560 Military Police Co (Customs); • 417 BSB; • AAFES; • Contractors.	Administration, Communications, Warehousing, Storage, Maintenance, Instruction, Deployment, Moving Target Simulator, NBC Chamber, Igloo, Wash Platform, Loading and Unloading Ramps, Working Dog, Bank, Library, Community Service Center, Continuing Education Services, Auditorium, Physical Fitness Center, Exchange, Barber Shop, Service Marts, Laundromat, Tailor Shop, Auto Skills, Military Clothing Sales, Unaccompanied Personnel Housing, Dining, Sports Pro Shop, Courts, Golf Course, Softball Field, Swimming Pool.
Kitzingen Training Areas (GE45L) • 2,760 acres • 26 buildings • 40,948 sq.ft.	• 417th BSB; • 7th ATC. *Includes: Klosterforst LTA, Klinge LTA, Fahr LTA, Gerlachshausen LTA, Michelfeld LTA.*	Tank Platoon Battle Run, Firing Ranges, MOUT Site, Practice Grenade, NBC Chamber, Land Navigation, River Crossing, Refueler Site, Confidence Course, Training Aids Center, Instruction, Administration, Storage.
Schwanberg DCS (GE76S) • 3 acres • 4 buildings • 9,105 sq.ft.	• Contractors. *Unmanned Site.*	Transmitter.
Kitzingen Family Housing (GE45K) • 79 acres • 96 buildings • 1,352,777 sq.ft.	• 417th BSB; • DoDDS; • AAFES. *Also known as Marshall Heights.*	Family Housing, Elementary Schools, Youth Center, Child Development Center, Bowling Center, Shoppette, Playgrounds, Courts.

City of Wuerzburg

4.2.2 Wuerzburg Master Planning Area

The city of Wuerzburg is situated in the wide valley of the Main River in the center of Bavaria's most famous wine producing area, Lower Franconia. The city is located north of Autobahn 3 and west of Autobahn 7, Figure 4.2. The Wuerzburg MPA includes five installations located east of the city of Wuerzburg. These installations are listed in Table 4.2.

The two major installations requiring development considerations are Leighton Barracks and Faulenberg Kaserne, which are located near one another on the eastern border of Wuerzburg, just east of State Highway 19.

- Leighton Barracks houses the headquarters of the 1st Infantry Division, its motor pools, military intelligence, and combat troops.
- Faulenberg Kaserne is home to the command group of the 98th ASG and the majority of the BSB's Directorate of Public Works (DPW) administrative arm and shops.

The three other installations:

- Wuerzburg Training Area is located east of the city of Wuerzburg. It includes Roman Hill, which supports firing ranges and the photographic studio.
- Breitsol DCS is a communications site.
- Wuerzburg Hospital houses the U.S. Medical Activity (MEDDAC) Wuerzburg. This 100-bed, 14-bassinet regional hospital provides general and specialized medical care with inpatient and outpatient services. MEDDAC Wuerzburg serves the Bavarian area and has 39 clinics under its jurisdiction.

The Wuerzburg MPA contains a total of over 430 acres, 500 buildings, and 5.1 million square feet of buildings.

Table 4.2
Wuerzburg Master Planning Area, Installations, Users, and Facilities

Installation	Major On-Site Users	Types of Facilities
Leighton Barracks (GE50F) • 333 acres • 213 buildings • 2,790,018 sq.ft.	• 1st Infantry Division, - Headquarters - 101st Military Intelligence Bn - 1st Military Police Co; • 38th Postal Co; • 69th Signal DOIM; • 523rd Dental Clinic; • 67th Combat Support Hospital; • 417th BSB; • 617th US Air Force; • DoDDS; • DeCA; • AAFES; • AFN. *Includes: Lincoln and Skyline Family Housing Areas.*	Administration, Maintenance, Storage, Deployment, Training Aids Center, Communications Center, Video Conferencing, Battalion Aid Station, Dental Clinic, Veterinarian, Bank, Credit Union, Auditorium, Court Room, Chapel, Museum, Library, Elementary School, Middle School, High School, Child Development Center, Continuing Education Services, Physical Fitness Center, Youth Center, Commissary, Exchange, Café, POV Repair, Auto Parts, Barber Shop, Beauty Shop, Snack Bar, Pickup Point, Clothing Sales, Laundromat, Travel Office, Thrift Shop, Skill Development, Guest House, Unaccompanied Personnel Housing, Dining, Family Housing, Recreation Courts, Athletic Fields, Jogging Trail, Community Yellow Ribbon Room.
Faulenberg Kaserne (GE25G) • 63 acres • 48 buildings • 670,380 sq.ft.	• 417th BSB; • 98th ASG; • 69th Signal Bn; • HQ, 106th Finance Bn; • 38th Postal Co; • 66th Military Intelligence Det; • CID; • US Army Corps of Engineers; • AAFES.	Administration, Storage, Warehouse, Maintenance, Repair, Loading and Unloading Docks, Laundry/Dry Cleaning, Mail Room, Personal Services, Snack Bar, German Cantina, Fitness Center.
Wuerzburg Training Area (GE959) • 24 acres • 5 buildings • 3,884 sq.ft.	• 417th BSB. *Includes: Roman Hill.*	Field Fire Range, NBC Chamber, Firing Ranges, Photographic Laboratory.
Breitsol DCS (GE10L) • 10 acres • 4 buildings • 486,854 sq.ft.	• Contractors. *Unmanned Site.*	Transmitter, Radar.
Wuerzburg Hospital (GE96W) • 14 acres • 18 buildings • 524,324 sq.ft.	• 67th CSH/MEDDAC; • HQ DENTAC; • 523rd Dental Service Co; • 417th BSB.	Medical Center/Hospital, Administration, Maintenance, Chapel, Auditorium, Shoppette, Barber Shop, Snack Bar, Dining.

Company Headquarters, Giebelstadt Army Airfield

4.2.3 Giebelstadt Master Planning Area

The Giebelstadt MPA is made up of one installation located south of Wuerzburg and just east of Federal Highway 19 near the small town of Giebelstadt. This installation is located in a country setting surrounded by agricultural land, Figure 4.2.

- Giebelstadt Army Airfield supports several aviation units that fly the UH-60, Blackhawk Helicopter, and the CH-47, Chinook Helicopter. The units also provide intermediate aviation repair. It also houses the Headquarters of the 12th Aviation Brigade, the Headquarters of the 69th Air Defense Artillery Brigade, and the Giebelstadt Tactical Defense Facility.

Single Soldier Quarters, Giebelstadt Army Airfield

The Giebelstadt MPA, listed in Table 4.3, contains about 635 acres, 100 buildings, and 920,000 square feet of buildings.

Table 4.3
Giebelstadt Master Planning Area, Installation, Users, and Facilities

Installation	Major On-Site Users	Types of Facilities
Giebelstadt Army Airfield (GE30T) • 635 acres • 100 buildings • 918,183 sq.ft.	• 12th Aviation Bde; • 69th ADA Bde; • 5-158 Aviation Bn; • B-7/159 Aviation; • E-58 Aviation; • 3-158 Aviation Co; • 3-58 Aviation Co; • 72nd Medical Det; • 212th Military Police Co; • 147th Maintenance Det; • 67th Forward Surgical Team; • 417th BSB; • 6966th Civilian Support Group; • STOV Contractor; • AAFES.	Airfield, Administration, Air Navigation, Flight Control Tower, Operations, Maintenance Hangar, Weather Station, Communications Center, Warehousing, Storage, Ammo Hut, Igloo, Ready Building, Maintenance, Central Wash, Fire Station, Police/MP Station, Dental Clinic, Health Clinic, Chapel, Mailroom, Child Development Center, Auditorium, Bank, Fitness Center, Recreation Support, Weight Training, Swimming Pool, Club, Bowling Center, Auto Skills, Barber Shop, Tailor Shop, Snack Bar, Unaccompanied Personnel Housing, Dining, Recreational Courts.

UH-60 Blackhawk, Giebelstadt Army Airfield

4.3 Population

The 417th BSB serves a population of almost 17,000 persons as shown in Table 4.4. Over 6,500 U.S. military personnel are stationed in this community, which is thirty-eight percent of the population. Forty-six percent of the population is family members, which indicates the need for a variety of community services. The 417th BSB also has 1,424 dependents that are part of the Exceptional Family Member Program (EFMP). This is due, in part, to the services offered at the Wuerzburg Hospital and the need to be near these services. Retirees are found throughout the BSB, however the statistics are not provided by planning area.

Table 4.4
Population Breakdown by Master Planning Area

	Kitzingen	Wuerzburg	Giebelstadt	Totals
U.S. Military	3,640	1,680	1,236	**6,556**
U.S. Family Members	3,933	2,071	1,651	**7,655**
U.S. Civilians	383	445	26	**854**
Local National Employees	482	610	45	**1,137**
Contractor Employees	20	63	5	**88**
DoDDS Employees	83	161	0	**244**
U.S. Contractor Employees	10	18	4	**32**
U.S. Non-Mil Families	52	109	3	**164**
Retirees	0	250	0	**250**
Totals	**8,603**	**5,407**	**2,970**	**16,980**

4.4 History

4.4.1 Kitzingen

The city of Kitzingen's oldest monument dates back to the 15th century, and its ancient documents date back to the year 749. A Benedictine Cloister was founded on the site of the present city in the 8th century and by the 13th century the surrounding village acquired fortress walls. The city became a trade and wine center in the 15th century and prospered through the 18th century as one of the most important ports on the Main River. Today, Kitzingen has recovered from a severe bombing that destroyed 35 percent of its houses in WWII. It is now one of the chief centers of the wine trade in Franconia.

Harvey Barracks development began in 1917. Land and airstrip was added during WWI when the facility served as a training school for German pilots. After WWI, most of the land was returned to farming and a few small factories. The area was again required by the German military for use as an airfield in 1933 and additional facilities were built. The installation was used to train dive-bomber squadrons and pilots of night pursuit planes. Toward the end of WWII, a few of the first jet planes were stationed here and hidden in the nearby forest. At the conclusion of WWII, the U.S. Army took over the installation, and from 1947 to 1949 it was called the "Kitzingen Training Center." The installation was renamed Harvey Barracks in 1951 to honor Captain James R. Harvey, Company E, 359th Infantry, who was killed during the invasion of Normandy.

Larson Barracks was formerly farmland. The installation was built in 1936 for use as an anti-aircraft training center by the 119th Flak Regiment of the German Wehrmacht. During WWII, the installation served several purposes including continued use as an anti-aircraft training center, officers' training school, and a German Army vehicle driver-training center. It was used as a displaced persons camp after the war, prior to its use as a U.S. military installation.

City of Kitzingen

City of Wuerzburg

4.4.2 Wuerzburg

The history of Wuerzburg dates as far back as 3,000 years ago and is filled with the comings and goings of saints, kings, and emperors. Wuerzburg is known for its wine trade, famous palaces, and Baroque style. Eighty percent of the city was destroyed in WWII, and then rebuilt to its original beauty of yesteryear.

Leighton Barracks is the former site of a model 18th century farm. This site also served as an artillery range during the first half of the 19th century. During WWI, the level stretch of ground was used as an airfield by the German military. The German Luftwaffe took over the field during WWII and built a small air base. During the final phases of the war the site was destroyed. American troops entered the installation in 1945 and buildings were reconstructed for 1,000 prison camp captives. The land was returned to the German government in February 1948. Only a few buildings erected during that period remain today. After WWII, Leighton Barracks served as the headquarters of the 1st and the 10th Infantry Divisions. The installation was renamed Leighton Barracks in honor of Captain John A. Leighton, commanding officer, Company G, 10th Armored Infantry Battalion, 4th Armored Division, who was killed in action. The 1st Infantry Division again occupies the installation.

Faulenberg Kaserne was build between 1876 and 1879 by the German government. It housed the 2nd Artillery Regiment of the German Army for 40 years. Prior to and during WWII the Kaserne was the headquarters of the 2nd Panzer Division of the German Wehrmacht. In 1945, U.S. forces occupied the Kaserne. A number of buildings built between 1945 and 1947 still remain in use.

4.4.3 Giebelstadt

The village of Giebelstadt was established in the early 9th century. Giebelstadt Army Airfield was constructed between 1935 and 1936 as one of the principal air defense stations of the Third Reich during WWII. Near the end of the War, it served as a staging area for Germany's first jet fighters, the Messerschmidt ME-262. The installation was bombed by U.S. forces in 1944 after several U.S. attempts to locate the well-camouflaged airfield. The U-2 spy planes flew from this installation from 1956 to 1958.

4.4.4 Impact of Drawdown

The drawdown of U.S. military forces that occurred during the years 1992 to 1994 had a major impact on the 417th BSB. Seven installations and eight remote sites were returned to the Host Nation. This consisted of 720 acres of land and 641 buildings with almost 3 million square feet of space.

Dining Facility, Giebelstadt Army Airfield

AAFES Shops, Giebelstadt Army Airfield

Chapel, Giebelstadt Army Airfield

Wuerzburg Middle School, Leighton Barracks

4.5 Community Services and Activities

The Kitzingen Community received the *USAREUR Army Communities of Excellence Award* in 2000, 2001, and 2003. The 417th BSB works diligently to provide facilities, services, and activities to enhance the quality of life of its personnel and their families during their overseas stay. Military personnel are deployed for extended periods of time, often leaving behind dependents. Four service areas play an important part in providing quality of life amenities: housing, schools, and community and commercial services. Housing is discussed in Section 5.1.8.

4.5.1 Schools

The school population for the community is around 2,700 students. There is one elementary school in the Kitzingen MPA serving kindergarten through 5th grade. This elementary school is two separate buildings located one-half mile apart, which causes some administrative difficulties. However, recent construction has added five classrooms for full-day kindergarten and a new addition to the kitchen facilities in Building 350 to accommodate the increase in students who are at the school for lunch each day.

The Wuerzburg MPA has three schools in the Leighton Barracks Family Housing Area: an elementary school (K-5), a middle school (6-8), and a high school (9-12). Students in grades 6-12 from Kitzingen MPA are bused to Leighton Barracks Middle and High Schools in the Wuerzburg MPA. All school children from the Giebelstadt MPA are bused to the Wuerzburg schools. Recent con-

Wuerzburg High School, Leighton Barracks

Athletics Field

struction has added eight new kindergarten classrooms, six general purpose classrooms, and a new gymnasium to the Wuerzburg Elementary School. The school can now accommodate full day kindergarten and the pupil/teacher ratio has been reduced from 1:21 to 1:18 in grades 1 through 3. In addition, programs have been established to accommodate 3 through 5-year-old at-risk children with Pre-School Developmental and Sure Start programs. The Department of Defense Dependent Schools (DoDDS) five-year maintenance plan reflects the improvements to support these programs.

School facilities are not only used during the day for educational purposes. DoDDS supports the BSB's youth services program by letting them use computer labs, gyms, and sports fields for their classes and activities. Schools are also used by other organizations for activities and meetings such as Sunday School, Scouts, Wives Club, continuing education, and adult dance classes.

4.5.2 Community Services

Community services are provided for both the single soldier and the family. The level of single soldier support is reflected by the community receiving the *Better Opportunities for Single Soldiers (BOSS) Best Overall Program Award for Medium Installation* and the *BOSS Best Event Award* in 1997, 1998, and 2001.

Family Housing, Kitzingen Family Housing

U.S. Medical Activity, Wuerzburg

Every opportunity is taken to provide the population with the services they could have back in the States. An overview of the status of community services within the MPAs follows.

Kitzingen MPA contains the majority of the single soldiers. The fitness center, bowling alley, and clinic have been recently renovated and are in excellent condition. This MPA would be a good location for a new Morale, Welfare, and Recreation (MWR) complex and new central sports complex containing sports fields, tracks, and fitness facilities. The skeet and firing ranges, swimming pool, and golf course provide activities not found in other areas. The auto crafts center, single soldier support center, and child development center are in good condition. There are minimal guest quarters as this requirement is met within the Wuerzburg MPA.

Wuerzburg MPA contains the library, which is housed in a three-floor facility and is currently under renovation. The guesthouse has a 90 percent occupancy rate and provides 57 rooms. The BSB community has the additional advantage of having a 100-bed hospital located within this MPA.

Giebelstadt MPA offers some new facilities such as an eight-lane bowling center, club, and commissary. There is a School Age Services (SAS) annex under construction.

4.5.3 Commercial Services

The Kitzingen military community is the AAFES hub for eastern Germany and Bavaria, and commercial facilities here set the standards for other communities. The recently constructed Mega Mall on Leighton Barracks, an $18 million project, is a magnet that draws people in from the region on weekends and holidays. The Bookmark is the largest in Europe and is used as a template for other sites. Some shifting of commercial facilities to Larson Barracks would provide a better balance of services between the Kitzingen and Wuerzburg MPAs.

4.6 Community Involvement

Many events throughout the year bring together the Kitzingen military community and the German community. The Mayor's Day, the German/American Friendship Reception, and the German/American Fire Fighters Joint Exercise and Cookout are all activities that promote relationships between the local and military communities. There is also a Thanksgiving Dinner, Christmas Tree Lighting Ceremonies, a New Years' Reception, and the Local National Awards given to BSB German personnel. A co-use agreement permits German use of the swimming pool at Giebelstadt and the golf course at Larson Barracks. The German/American Glider Club also utilizes the airfield at Harvey Barracks.

4.7 Economic Impacts

The 417th BSB is a major player in the economic welfare of the area. Agencies employ over 1,700 German nationals. The BSB employs 406 German nationals and 402 U.S. civilians, which generates a payroll of over 23.5 million U.S. dollars. Over 22 million euros was spent in Fiscal Year 2002 (FY 02) for electricity, water sewage, district heat, gas, and refuse.

Veterans Day Ceremony, Leighton Barracks

5.0 Component Plan Overview

5

Section 5.0

Component Plan Overview

5.1 Long-Range Component

The Long-Range Component (LRC) establishes the framework for developing and managing the installation and documents its capabilities, constraints, and opportunities. The LRC specifies optimum land use for the mission and for quality community support. This plan provides the building blocks upon which other Real Property Master Plan components are based.

A complete LRC has not yet been developed by the 417th Base Support Battalion (BSB). However, most of the information is already available in study papers and reports. These include the 2002 Environmental Compliance Assessment Report, 2003 Installation Status Report; 1991 Wuerzburg Community Installation Design Guide; 1989 Harvey Barracks Installation Design Guide; 1996 U.S. Army MEDDAC Wuerzburg, Master Facility Plan; 1999 Army Family Housing Plan, Wuerzburg and Kitzingen; and Force Protection Long-Range Plan.

Elements of the LRC for the 417th BSB are:

- Long-Range Analysis
- Environmental Quality
- Land Use Analysis
- Infrastructure Assessment
- Installation Design Guide
- Housing Community Plan
- Force Protection
- Housing Community Plan

Headquarters Building, Leighton Barracks

5.1.1 Long-Range Analysis

The 417th BSB will continue to support the mission, and they are committed to making the Kitzingen military community a great place to live. The BSB Commander believes that quality of life contributes to the readiness of the soldiers. Quality of life involves the issues of safety, functionality, and attractiveness and these issues must be pursued with sensitivity to the environment and Host Nation requirements.

The 417th BSB has many challenges. It is the largest BSB in USAREUR, its installations are geographically dispersed, and its staff is decreasing, resources are limited, communication is difficult, and there are multiple tactical command chains. Meeting these challenges requires dispersing information, teamwork, good customer service, and compatible German-American relations. The Army Communities of Excellence Report provides guidelines for improving product and service quality in the BSB. These are discussed in Section 3. The BSB also needs guidelines for the physical development of its installations.

An Installation Capability Assessment completed in 2000 identifies the maximum capacity of the BSB's primary installations, both economically and strategically, to facilitate stationing assignments. Five primary installations were assessed.

In the past few years the community has not been proactive in master planning. There has been little thought given to land use planning, and real property actions have been taken without understanding the consequences. Part of the problem is the reduction in civilian staff and the short length of time military personnel are in their posts. These factors result in a loss of continuity and experience.

In 1998, the 417th BSB Directorate of Public Works established a Standard Operation Procedure (SOP) for implementing real property planning within the BSB's area of responsibility (AOR). This was done to formalize a process to direct resources and personnel in the development, repair, replacement, disposal, occupancy, and use of BSB facilities. The participants in this process include the: Master Planning Board, Community Planning Work Groups, 417th BSB Commander, Area Support Teams, 417th BSB Director of Public Works (DPW), and DPW staff. The SOP must be updated to enable good lines of communications between all interested parties, link decisions together for the good of the community, provide a forum, foster vision, and champion the 417th BSB's Master Plan.

Tree Planting Ceremony, Giebelstadt Community Club

5.1.2 Environmental Quality

The Environmental Management Office (EMO) is very active in promoting the importance of the environment. Nature is a part of the military mission, and the military impacts nature. The annual Klosterforst Nature Walk involves about 650 German and American schoolchildren. This joint event with the Training Division illustrates how the military fits into nature without damaging it and promotes environmental awareness, responsibility, and stewardship. EMO celebrates Earth Week each year with weekly events such as parades, scavenger hunts, and games. Both Germans and Americans participate in these events.

The Commander's Policy on Environmental Stewardship, developed in August 2003, states that work and action must be environmentally sustainable and meet current needs without compromising the integrity of the environment for future generations. The Policy states that environmental stewardship is the responsibility of all personnel assigned within the 417th BSB, as well as tenants and residents, and its mission is to protect and conserve the environment and

Earth Day Activities

enhance the quality of life in the community. This is accomplished by:

- an effective Environmental Management System (EMS);
- measuring performance to assist in assessing EMS;
- complying with all applicable policies, laws, and regulations;
- identifying and addressing pollution prevention opportunities;
- removing contamination; and
- maintaining a communication process which addresses concerns.

Two programs give an indication of the quality of the environment: the Installation Status Report (ISR), and the Environmental Compliance Assessment (ECAS) Report. The 2003 ISR is discussed in Section 5.2. The 2002 ECAS found the overall environmental program management effective, with strong leadership and management from the EMO.

Air Quality. The air emissions survey completed in 1998 found no significant problems. The DPW has an ongoing air quality monitoring program.

Hazardous Waste. The EMO finds that good service is beneficial to good hazardous waste management. The BSB had a 58 percent reduction in waste in the past three years, 370 tons to 215 tons. Their goal is to maintain waste generation to less than 300 tons through 2005. In FY06 there will no longer be funding for hazardous waste disposal. Each military unit has a monitored accumulation point, and the Defense Reutilization Marketing Services International (DRMSI) is responsible for pickup and disposal of waste. The reuse center on Schweinfurt collects expired products and reissues them. Hazardous waste at Giebelstadt MPA is handled by StandortVerwaltung (STOV), the administrative arm of the German Army.

Environmental Noise. Complaints have been received from the Host Nation in regard to the noise generated from rifle, pistol, trap, and skeet ranges located on Harvey Barracks. The 1999 noise survey addresses this problem. Time frames and shooting amounts at the rifle ranges have been reduced. The survey also addresses the heliport on Leighton Barracks and the airfield activities at Giebelstadt Army Airfield. The new Combat Pistol Qualification Course (CPQC) meets noise threshold standards. DPW personnel are not trained in new U.S. and Host Nation noise regulations and policies.

Solid Waste. The county and city of Kitzingen and the city of Wuerzburg collect the solid waste and incinerate it in their plants, which produce steam and electricity.

Storage Tanks. There are 50 underground storage tanks (UST) and 20 aboveground storage tanks (AST) within the BSB. All tanks in use are double-walled with leak detection systems. Tanks have leaked in the past, resulting in contaminated soil and groundwater. One UST at Leighton Barracks and two USTs at Harvey Barracks have recently been removed and remediated. Another 20 tanks need minor repair to meet compliance issues, and these have been programmed.

Asbestos. The EMO has a pro-active program to abate eight to 10 buildings per year. A partial re-survey at Kitzingen has provided a good database of known asbestos material. Most asbestos is found in heating pipes and some in floor tiles. The EMO reviews plans and specifications for asbestos, trains personnel, and is certified and in compliance with German laws.

Radon. Over 98 percent of the buildings within the BSB have been tested for the presence of radon gas. Of the buildings already tested, nine have been identified as having radon levels in excess of the U.S. Environmental Protection Agency (EPA) recommended long term exposure limit. Two of these buildings are Department of Defense Dependent Schools (DoDDS) elementary schools. A radon mitigation system was installed in the Marshall Heights Elementary School in the summer of 1997. The Leighton Barracks Elementary School and the other seven buildings had radon mitigation systems installed in December 1999.

Lead Hazard. The community is lead free. Recent projects have replaced all lead painted playground equipment with new equipment.

Wastewater. Only 10 of the 20 wastewater discharge points requiring permits meet German discharge requirements.

Water Quality. Water quality meets U.S. requirements. The water is chlorinated. Germany standards require testing water 40 times per month compared to the U.S. requirements of 10 times per month. The German water-testing requirement cannot be met because of insufficient number of personnel.

Contingency Planning/Petroleum, Oil, and Lubricants (POL). The Spill Prevention Countermeasures and Control Plan has been completed, the spill response team is in place, and 90 percent of the staff is trained.

Polychlorinated Biphenyl (PCB). The community is PCB-free.

Natural Environmental Policy Act (NEPA). The EMO has a trained NEPA expert on staff that generates environmental status reports for DPW personnel.

Integrated Natural Resources. An Integrated Natural Resources Plan (INRP) of 417th BSB installations was completed in 2000. The EMO and Training Division work for a balance of the natural environment and training activities, and to improve and enhance the natural environment. There are several bio-taupe areas.

Wetlands. By EPA definition, wetlands are found within the Kitzingen Training Areas. An on-going survey is currently being conducted with the final report due in the Spring of 2004.

Bat Habitat

Threatened and Endangered Species. A survey of Klosterforst LTA was completed and one is required for Larson Barracks. Management recommendations focus on preserving biotopes or habitats rather than individual species. Preservation at this level retains individual species in a manner that ensures long-term viability. The Klosterforst LTA survey results found sensitive species and a number of protected areas on site.

Habitat is being created for bats by using old bunkers and towers for caves on Leighton and Harvey Barracks and Giebelstadt Army Airfield. One of the largest Rook colonies in Bavaria is located on Giebelstadt Army Airfield. These birds could cause problems for aircraft and are being relocated further from the airfield.

Administration Facility, Harvey Barracks

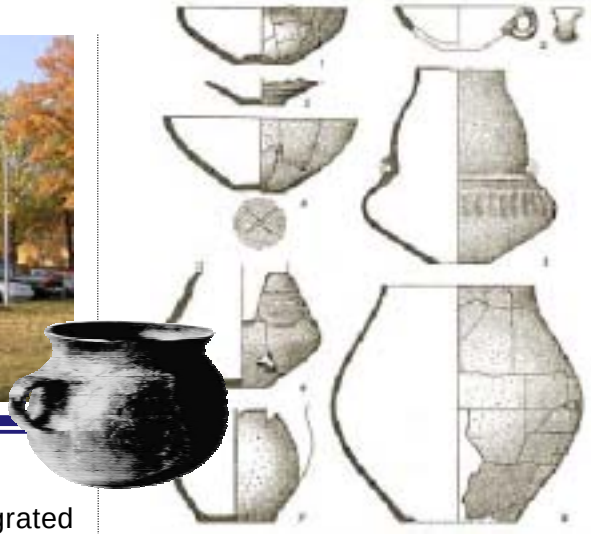
Ornamental Column, Circa 1725, Harvey Barracks

Cultural Resources. The Integrated Cultural Resources Management Plan (ICRMP) was completed in 2003. Potentially significant resources include a 300-year-old historic monument on Leighton Barracks, World War II ruins and historic graveyard in Giebelstadt Army Airfield, and a reported Celtic gravesite at the Klosterforst LTA.

Pest Management. A contractor is used, and a Pesticide Management Plan is in place.

Restoration. One hundred and fifty monitoring wells check for migration of underground pollutants. There are four active remediation projects and 15 on-going surveys.

Recycling. There has been a 59 percent reduction in solid waste. Presently, 50 percent of waste is recycled and the goal for 2005 is 60 percent. The requirement to use recycled paper products cannot be met because recycled paper is not made available to the BSB. The BSB uses over 210,000 pounds of photocopier paper per year. A recycling plant is planned for Leighton Barracks.



(above) Fragments of a bell-shaped pot, bowls, and other vessels

(right) The "Potato Monument" built in 1737, Leighton Barracks

(below) Processed and decorated stone

Administration Facility, Harvey Barracks

5.1.3 Land Use Analysis

A land use plan provides direction for the development and improvement of an installation in which people can work and live in an efficient, safe, and aesthetic environment. This is accomplished through good planning principles, which include collocating compatible or similar land uses and providing separation from incompatible land uses.

Little has been accomplished to outline the steps necessary to see that each major installation has a sound development plan for the future. The development of future land use plans would establish flexible patterns for proper growth, revitalization, and utilization of land and space. Land use studies should be done for the major installations of the 417th BSB. This would include assessing current use of land, circulation patterns, and future needs, and the development of future land use plans. The following discussion of future land use is based on a cursory assessment of the major installations. Only minor changes have been made from the existing land use plans.

5.1.3.1 Kitzingen MPA.

Harvey Barracks. The majority of the use of this land is maintenance and training. These uses are set off from the main area of the post and, for the most part, do not interfere with other land uses. A railroad spur bisects the main part of the post and has some industrial use attached to it. Unaccompanied housing is north of the railroad spur. The west area, south of the spur, is community use separated by administration use. Two family housing areas, Richthofen Circle and Corlette Circle, are located across Road 2272 to the north. These uses are illustrated in Figure 5.1.

Larson Barracks. Training is the predominant land use, along with an 18-hole golf course. The major activity area of the post is compact with fairly good separation of industrial uses from the community and unaccompanied housing areas. A heliport is located close to barracks buildings, and these are incompatible land uses. Figure 5.2 shows the future land use.

Kitzingen Family Housing. The future land use for this housing area is the same as the existing land use. This area, also known as Marshall Heights, is illustrated in Figure 5.2 because of its close location to Larson Barracks.

5.1.3.2 Wuerzburg MPA.

Leighton Barracks. The future land use is shown in Figure 5.3. This post contains compatible land uses that are community oriented: commercial, service, medical, family housing, unaccompanied housing, and outdoor recreation. The large shopping mall and commissary area is surrounded by open space, outdoor recreation, and community uses. These surrounding uses buffer the family housing areas of Lincoln and Skyline from heavy traffic caused by the commercial area.

Faulenberg Kaserne. The dominant land use is industrial as most buildings are used for supply and storage and maintenance. Administration land uses line the southern perimeter. The future land use, shown in Figure 5.4, is similar to the existing land use.

5.1.3.3 Giebelstadt MPA.

Giebelstadt Army Airfield. Few changes were made to the existing land use to develop the future land use plan shown in Figure 5.5. The land use pattern is good, keeping the maintenance, industrial, and air operation uses collocated and serving the airfield. Community, unaccompanied housing, and outdoor recreation uses are located together in the northeast portion of the post.

98th ASG Headquarters, Faulenberg Kaserne

UH-60 Blackhawks, Giebelstadt Army Airfield

Marshall Heights, Kitzingen Family Housing

5.1.4 Utilities Assessment

The Status of Forces Agreement (SOFA), signed in March 1998, impacts many aspects of the DPW's activities. The requirement to comply with German laws places additional levels of government regulations that must be dealt with, from local to national. This adds significantly to the lead-time required to plan, program, fund, and successfully complete projects.

The privatization of utilities is a DoD mandate and the DPW is moving toward privatization of all utility systems, except for the sanitary sewers, by the year 2004. Priorities are based on ASG and BSB input and ISR data. Utility quality ratings of C-4 (red) have the highest priority. The DPW has established the following priorities:

- All large installations in Wuerzburg MPA.
- Harvey and Larson Barracks, Kitzingen MPA.
- Remaining installations.

Currently, only the Kitzingen Family Housing Area (Marshall Heights) has been privatized. Privatization of all other installations awaits funding.

Privatization of utility systems is the transfer of operation, maintenance, and improvement of Army utility plants and systems to a municipal, private, local, or regional utility authority. Some of the advantages of privatization are:

- Reliable utility services by the utility company.
- Availability of trained workforce and adequate equipment.
- Performance of preventive maintenance.
- Implementation of the latest technology.
- Compliance with German laws and regulations.
- Access to capital and financing.

A computer program, developed in-house, is used by the BSB to place engineering service orders through the DPW Engineering Division's Internet Homepage. This service relieves the customer service desk, provides 24-hour service, overcomes language barriers, and improves customer service and efficiency. The DPW Utilities Division also uses a Strategic Utilities Planning Program software, developed by USAREUR, to record utility age and condition, to record project scope and cost, and to plan for future projects.

5.1.4.1 Kitzingen MPA.

Water Supply. The water systems at Harvey Barracks and Larson Barracks are similar in operation. Licht Kraft-Wasserwerke Kitzingen (LKW) supplies water to both posts. Fluoride and chlorine are added to the water before it enters the distribution system. The distribution systems are primarily cast iron and/or steel pipe that have been in service for over 50 years. The systems are rated red because of age, but are in serviceable condition. These systems are maintained under an agreement with the city. The chlorinating plant at Harvey Barracks was upgraded in 1998.

Fluoride and chlorine are added to the water for the Kitzingen Family Housing (Marshall Heights) to raise the quality to U.S. standards. The distribution system is very old and rated red because of age. The system is functionally adequate and maintains water pressure without a booster pump station.

Sanitary Sewer and Stormwater System. The majority of the sanitary and stormwater sewers are separated. The main sanitary sewers were upgraded in 1986 and are in fair to good condition. The lateral lines are in poor condition and need to be upgraded or replaced. New German regulations require that all sewer lines must be inspected visually with TV equipment. When inspected, the lateral and secondary lines are expected to show need for repair of the clay tile and concrete system. The sanitary wastewater is treated at the city of Kitzingen treatment facilities.

Stormwater runoff is collected, given primary treatment, and then discharged to open drainage ways. The water from vehicle wash racks passes through oil/water separators, sludge removal processes, and purification filters before being discharged.

Kitzingen Family Housing has a combined sanitary and storm sewer system. The system is very old and needs renovation or replacement.

Electrical System. Electrical power is purchased from LKW. The service is provided to a main transformer station at Harvey and Larson Barracks. The looped distribution systems are underground and are mostly serviceable. There is approximately two miles of underground cable in need of upgrade or replacement. Some mission critical facilities are provided with emergency power generators for uninterruptible power service.

Fueling Point, Harvey Barracks

A contract supplier provides the electrical service and maintenance for the equipment and distribution system at Kitzingen Family Housing. The exterior lighting, street lights, and area lighting is provided and maintained by the DPW.

Natural Gas. Natural gas is supplied to some of the Army Family Housing (AFH) units in the Skyline and Lincoln housing areas. The distribution lines are owned and maintained by the supplier.

Central Heating. The facilities at Harvey and Larson Barracks are connected to a district heat system constructed in the 1980s. A central station provides high-pressure hot water to the main distribution system. Secondary lines distribute either steam or hot water to the heat exchangers inside the facilities. The DPW goal is to connect each building directly to the district heat system. The over 50-year-old secondary piping systems are rated red because of age. The heating contractor operates and maintains the distribution system at Harvey Barracks, and the DPW maintains and controls the system at Larson Barracks.

Liquid Fuels. Both Harvey Barracks and Larson Barracks have underground fuel storage tanks for vehicle fuels. These tanks, while in compliance with U.S. standards, do not meet the German regulations requiring collection of fuel fumes.

Utility Energy Management Control System (UEMCS). The DPW's UEMCS monitors and controls energy usage within the 417th BSB installations. Within this MPA, the chlorine feed system, electrical transformers, and several individual buildings are connected to the system. The system is continually expanding as more systems and facilities are added.

5.1.4.2 Wuerzburg MPA.

Water Supply. Water for this MPA is purchased from the Stadtwerke Wuerzburg (STW). Water is supplied to Leighton Barracks with an adjustable pressure (from 5 to 6 bar) to have sufficient fire fighting capacity for severe emergency cases. The new water supply station with integrated treatment plant was erected and placed in service in 2002. The station is the property of the water supplier, STW. The old water station near Building 10 is available as a secondary water station. Water treatment and the repair and maintenance of this station are privatized. All equipment is connected to the UEMCS. The water distribution system is looped. The entire water system is evaluated as being in good condition.

Faulenberg Kaserne is supplied by two connections to the main supply line. Water from one connection is treated in the chlorinating plant and then distributed in the administration area. The water in the second line is only used as a bypass for emergencies. Due to the age of the cast iron distribution piping, there is some staining and corrosion appearing in the system. The treatment facilities are in good condition and connected to the UEMCS. The distribution system is rated amber to red because of the age of the system and insufficient fire hydrants. Some German hydrants are below ground. U.S. standards do not recognize below ground hydrants.

The Wuerzburg Hospital is served by two independent connections from the STW supply main. One connection, completely upgraded and modernized in 2003, leads through the chlorine plant and into a looped distribution system with service to the main hospital building and the dining facility, as well as some annex buildings. The chlorine plant is connected to the UEMCS. The second connection is only operated as a standby for emergency cases. The condition of the distribution and treatment system is evaluated as good.

Sanitary Sewer and Stormwater System. The mains for the combined sewer system on Leighton Barracks were upgraded in 1986 and are in good condition. The secondary system was not upgraded and is in poor condition.

Faulenberg Kaserne has a combined sewer system varying from 10 to 110 years old. The system is operational but, because of the extreme age, it is in need of upgrading or replacement. A study is underway to assess the situation. New POL separators were installed in the maintenance areas and filling stations eight years ago.

The old portion of the combined sewer system for the Wuerzburg Hospital was built in 1936, and is in poor condition. This old system is rated red and is in need of upgrading or replacement. The combined system for the new hospital complex was constructed in 1988 and is rated in good condition.

Electrical System. Electrical power is purchased locally for the installations in the Wuerzburg MPA. Purchased power for Leighton Barracks is fed to

a looped system through a main transformer station. A second high voltage feeder, to be used as an emergency contingency, was installed in 2003 at Leighton Barracks. The feeder and station is owned by the power supplier and the operation and maintenance is privatized.

The system on Faulenberg Kaserne is fed through a high-tension transformer. The underground distribution system is over 16 years old and is in amber condition.

The electrical system serving the old part of the Wuerzburg Hospital is in bad condition and should be replaced. The system for the new complex is in good condition.

Natural Gas. Natural gas is supplied to AAFES facilities at Leighton Barracks. The natural gas system on Leighton Barracks was built in the early 1950s and has exceeded its design life cycle and needs to be removed. Gas stoves in the housing area will be replaced with electric appliances either by total neighborhood revitalization projects or by DPW repair projects. The target date for this conversion is the spring of 2004. Gas service should be maintained only to serve the Burger King. No natural gas is used on Faulenberg Kaserne.

The old portion of Wuerzburg Hospital has gas connections to laboratories, and the new complex uses gas for steam kettles. Both portions of the system are in fair-to-good condition.

Central Heating. Facilities on Leighton Barracks have also been on district heat for over 20 years. The supplier maintains the main distribution lines. The secondary distribution lines to the buildings are over 30 years old and are maintained by the DPW. These secondary distribution lines are being replaced with direct supply lines to each building. The heat supplier will then take over the maintenance of the entire system.

The facilities at Faulenberg Kaserne have been connected to a district heat system since the 1980s. The main supply system is owned and maintained by the supplier. Industrial steam is purchased from the heating supplier for use in the Quartermaster Laundry facilities.

The entire Wuerzburg Hospital complex is on district heat. Supply lines are connected directly to heat converters in the buildings.

Liquid Fuels. Leighton Barracks has underground fuel storage tanks for AAFES and military vehicles. These tanks were renovated in 2002 and brought up to U.S. and German standards.

Underground tanks have been removed from Faulenberg Kaserne. There are no underground fuel storage tanks on the Wuerzburg Hospital complex.

UEMCS. The UEMCS is expanding and adding more features. One hundred thirty facilities and systems within this MPA have been added to the system. The upgrade is presently 95 percent complete.

5.1.4.3 Giebelstadt MPA.

Water Supply. Water is purchased from a regional water supplier, and chlorine is added to the water before it enters the system. The looped, 30- to 40-year distribution system is cast-iron pipe and considered in serviceable condition. It is rated red because of the age of the system. The system has good hydrant capacity, and reservoirs are used for the storage of the non-potable fire water supply.

Sanitary Sewer and Stormwater System. The Army Airfield has separate sanitary and stormwater sewers. The sanitary sewers are over 40 years old, rated red, and need to be replaced. The sanitary effluent is treated in a primary treatment plant, located outside the installation. This plant is owned and operated by STOV, the administrative arm of the German Army. All construction and maintenance is performed by STOV and paid for by the U.S. Army.

The stormwater system is also over 40 years old, in bad condition, rated red, and needs to be replaced. Some overflow from the system adversely affects areas both on and off the post. The airfield storm drainage is collected in retention basins, passed through oil/water separators, and discharged to open ditches.

Electrical System. An underground distribution system is fed from a main transformer station, which is supplied by a regional energy provider. There are 10 step-down transformers on the looped system providing power to the facilities. This fully serviceable system is over 20 years old and rated red because of its age. The system meets all European specifications for power supply. The DPW pays for contract maintenance of the equipment and distribution system.

Natural Gas. No natural gas is currently used.

Single Soldier Quarters, Giebelstadt Army Airfield

Heating Plant, Giebelstadt Army Airfield

Central Heating. The installation is served by a district heat system, which is over 10 years old and considered in fair and serviceable condition. The heat supplier operates the central heating plant. The buildings have been converted to hot water heat. The secondary distribution lines to the facilities are considered to be in fair condition. Contract maintenance is provided for the main plant, main distribution lines, secondary lines, and all facilities within the buildings.

Liquid Fuels. Underground fuel storage tanks are used for aviation and vehicle fuels. Tanks are also used for fuel for emergency power generators. All tanks have double-wall construction, leak detection equipment, and meet current standards. German requirements to collect and return fumes to the tanks are not being met. The underground fuel lines are in poor condition and are rated red. Projects to upgrade or replace these lines are programmed.

UEMCS. Only the electrical transformers and the water chlorinator are on the system at the present time. An Energy Cost Saving Measurement (ECSM) system was connected to the heating system by Johnson Controls as a self-compensation project.

5.1.5 Transportation Assessment

5.1.5.1 Railroads.
The railroad tracks that serve Harvey Barracks are the property of the German Government and maintained by the U.S. Government. The Harvey Barracks railhead supports Installation Staging Area (ISA) operations and serves as the principle loading point for the deployment of troops, vehicles, and equipment. An MCA project to build a new railhead near Klosterforst LTA is in the FY04 Future Years Defense Plan (FYDP) and is programmed for FY06.

The railroad tracks in Faulenberg Kaserne were turned over to the host nation and not maintained.

5.1.5.2 Circulation and Parking.
In the light of recent events, ingress and egress to installations has been reevaluated to include force protection measures. The 417th BSB has established a program to upgrade all active gates to meet force protection criteria by 2007.

Kitzingen MPA. The gate on the northeast side of the installation provides entry to Harvey Barracks during times of heightened security. A long access road to the gate allows for adequate queuing length during peak traffic times. The gate on the northwest is used for egress only. There is a project to open another gate on the west side of the installation. One road is the major spine of the circulation system at Harvey Barracks and this can become easily congested. There is a shortage of parking spaces, particularly within the area of the commissary and exchange.

Entrance to Larson Barracks is through the gate on the southeast corner of the installation during heightened security and this can

Main Entrance Renovation, Leighton Barracks

Parking Area, Faulenberg Kaserne

become congested during peak hours in the day. The gate on the east side is used for exiting only. A grid system adequately moves traffic around the east portion of the installation. Access to the golf course can only be obtained by going through the major portion of the post. Parking does not appear to be a problem.

Wuerzburg MPA. Leighton Barracks is entered through a gate on the east side of the installation. The roadway leading to this gate was recently widened to four lanes, thus improving previous congestion and backup. However, this gate is located directly at the intersection with the consolidated maintenance center which causes traffic problems. The gate on the south is used for entering and exiting. Gates on this installation have been improved to better meet force protection measures. Many of the measures suggested in a circulation site survey have been implemented to the improvement of circulation, parking, and pedestrian safety.

Faulenberg Kaserne's main gate is accessed from a busy city street on the south side of the installation. The traffic signal at this gate helps the conflict between public traffic and those vehicles entering the installation. A gate on the east side is used during the peak morning and evening times. A looped circulation serves the administration and supply/storage uses. There are not enough convenient parking spaces serving the administration facilities.

Giebelstadt MPA. A long entrance road approaches the Giebelstadt Army Airfield gate from the west. Circulation is accomplished by a road that circles the airfield hangar area along its east and north sides. An internal loop road serves the development on the east side of the post. Parking is inadequate.

5.1.6 Facilities Assessment

The Essential Facilities Report (EFR) gives the assets, allowances, requirements, and shortfalls and excesses for certain Facility Category Code (FCG) used by the 417th BSB. As Operations and Maintenance Fund (O&M) budgets are now based on "required" facilities rather than existing assets, accurate facilities data are increasingly important. There are some unique factors to consider regarding facility requirements that are not typically addressed in the Continental United States. For example, USAREUR installations generally have lower net/gross ratios due to the period architecture, installations are more dispersed, off-post service alternatives are more limited, and training is often conducted at the centralized training facilities of the 7th Army Training Command (ATC).

5.1.6.1 Kitzingen MPA.

The EFR, Table 5.2, shows there is an excess in mission facilities. Administration facilities have an excess of over 60 percent of the requirement. The EFR indicates there is a shortfall in the roads and trails network and an excess in airfield pavements in the mobility category. This could indicate that an adjustment should be made in the requirements. There is an excess in the housing category for enlisted unaccompanied personnel and an excess in the square footage of dining facilities. The 60 percent shortfall in child development centers indicates the need for additional community facilities. This MPA has the greatest number of families in the BSB.

5.1.6.2 Wuerzburg MPA.

This MPA has excess mission facilities in administrative, maintenance, and supply/storage uses. There is a deficit in training and instruction facilities. There is a shortfall in roads and trails network, which could indicate a need to change the requirements. The EFR, Table 5.3, shows there is some excess in family housing and unaccompanied personnel housing and a large deficit in dining facilities. Most community facilities need to be enlarged or constructed to meet the requirements, particularly in the community support area.

5.1.6.3 Giebelstadt MPA.

The EFR, Table 5.4, lists a minor shortfall in mission facilities for maintenance, training and supply/storage, and administration facilities. Again, there is a deficit in roads and trails, which could indicate a need to change the requirements. The EFR shows an excess in enlisted unaccompanied personnel housing. There are shortages within community support facilities, child development centers, hospital facilities, and commissary.

5.1.7 Installation Design Guide

The 417th BSB is in the process of updating the Installation Design Guides (IDG) for its installations using the 2003 *Army Installation Design Standards*. One of the major changes that may be addressed is the color scheme for family housing. A return to the use of pastel colors may better blend facilities into the surrounding German communities.

Previously, two IDGs were developed for the former Wuerzburg Military Community. The January 1989 IDG addresses Harvey Barracks and the September 1991 IDG includes Larson Barracks, Leighton Barracks, Faulenberg Kaserne, and Giebelstadt Army Airfield. The IDGs are in need of updating to reflect current materials and equipment, incorporate the objectives of the Army Family Housing Community Plans, and meet force protection criteria. An overview of the environmental themes developed in the existing IDGs follow.

5.1.7.1 Kitzingen MPA.

Harvey Barracks. The original, formal grid layout consisting of roads, courtyards, and the original German Architecture led to the development of an "Urban Village" theme. This is carried out by keeping a unified architectural character (by design zone) and a unified site development pattern.

Larson Barracks. The "Tor Kaserne" was developed as a theme because Larson Barracks is characterized by a number of portals leading through several major buildings on the site, animating the visual theme. The natural hilltop setting provides pleasant outward views. The visual theme's goals and objectives are intended to take advantage of both natural and man-made attributes.

BSB Headquarters, Harvey Barracks

Renovated Barracks, Leighton Barracks

Shopping Center, Leighton Barracks

5.1.7.2 Wuerzburg MPA.
Leighton Barracks. There are three distinct areas of development: the troop housing and industrial area, the family housing areas, and the shopping center. The "Community Center" visual theme addresses each component as part of the whole. The design of these distinct functioning areas can be coordinated to establish a solid image of community.

Faulenberg Kaserne. The "Headquarters Kaserne" visual theme addresses the functional and aesthetic problems of the administrative area to achieve the goals of strengthening the installation's image of professionalism, and instilling a pride of place.

5.1.7.3 Giebelstadt MPA.
Giebelstadt Army Airfield. The setting of Giebelstadt, with its mature beech forest in a rural agricultural community, creates a distinguished visual image. The "Forest Kaserne" design theme focuses on addressing high visibility areas: the entry, the main roadway corridor through the site, and the community, commercial, and recreational activity nodes.

Battalion Headquarters, Giebelstadt Army Airfield

Renovated Barracks, Leighton Barracks

Unrenovated Barracks, Leighton Barracks

5.1.8 Housing Community Plan

The BSB barracks are in good condition, as 30 percent of them have been renovated to meet 1+1 standards. Fifty percent are in adequate shape, but do not meet 1+1 standards.

A guesthouse having limited capacity, six rooms, is located within the Kitzingen MPA. The guesthouse on Leighton Barracks, Wuerzburg MPA, has a 90 percent occupancy rate and should be expanded from 57 to 100 rooms.

The DPW's Housing Master Plan calls for renovating family housing by 2008 to meet current standards. Twenty percent of the family housing is in substandard condition. One hundred and sixty dwelling units have been completely renovated and 64 dwelling units are currently under major renovation. A project for the major renovation of an additional 216 dwelling units was cancelled, however, 48 units will have the kitchens renovated prior to occupancy. The family housing supported by the 417th BSB is listed in Table 5.1.

Table 5.1
Family Housing Statistics

	Kitzingen MPA	Wuerzburg and Giebelstadt MPAs	Total Units
Government Owned	725	724	1,449
Temporary Quarters*	18	6	24
Government Leased	260	514	774
Government Rental Housing Program	20	39	59
Private Rental Housing	809	1,143	1,952
Total Units	**1,832**	**2,426**	**4,258**

** = IMA-E directed to discontinue use. Requested conversion of two units to community rooms.*

Family Housing, Leighton Barracks

The Army Family Housing Community Plan (AFHCP) was recently completed for the 417th BSB. This plan ensures a higher quality living environment for Army families through comprehensive planning leading to more efficient and economical project implementation. The AFHCP is a guide for all stairwell building upgrades, whole neighborhood revitalization projects, and other renovation or new construction projects within the family housing areas. The 417th BSB has five family housing neighborhoods.

5.1.8.1 Kitzingen MPA.
Richthofen Circle and Corlette Circle neighborhoods are located within Harvey Barracks. The Richthofen area contains one duplex, two single-family homes, and a 12-unit stairwell building constructed between 1936 and 1938. The Corlette neighborhood consists of 20 duplex single-family homes and six rowhouses built around 1940. Four units are condemned and the future use plan identifies the Corlette neighborhood to be mothballed. Marshall Heights is a separate area containing 30 stairwell buildings, 71 rowhouses, and 30 duplex units, all built between 1951 and 1988.

5.1.8.2 Wuerzburg MPA.
Lincoln and Skyline neighborhoods are located within Leighton Barracks. The Lincoln area is made up of six stairwell buildings constructed in 1951. The Skyline neighborhood consists of 36 stairwell buildings built from 1952 through 1982. A new General Field Officer's Quarters (GFOQ) is planned for FY06.

5.1.8.3 Giebelstadt MPA.
This MPA has no on-post family housing. A planned land acquisition may permit adequate space to plan on-post designated command quarters.

5.1.9 Force Protection
The 417th BSB has a Force Protection Plan in place, as required by USAREUR. Civilian guards man the gates of all installations. A higher force protection condition requires additional manpower not only at gates, but also for internal patrols. Additional manpower is taken from tenant units based on their available strength. A solution is to close or limit gate hours. However, this causes congestion and delays in deliveries such as construction material.

A vulnerability assessment of the installations has been completed. Each installation presents a challenge because it was sited and designed at a time when force protection was not an issue. Unique problems require creative solutions and the 417th BSB is preparing solutions and implementing them. One example is that within three years all gates will meet force protection criteria, other projects are scheduled.

5.2 Capital Investment Strategy

The Capital Investment Strategy (CIS) is the link between real property deficiencies defined in the Long-Range Component and the projects identified to meet those deficiencies in the Short-Range Component. The CIS helps develop a strategy on how real property investments can meet facility requirements. The CIS report addresses real property alternatives, summarizes the requirements, forms the commander's investment strategy, and prepares a plan of action.

Goals of the CIS are to:

- Improve quality of life.
- Increase the installation's operational efficiency.
- Enhance unit readiness and deployability.
- Meet Army-wide standards.

The 417th BSB has not prepared a CIS; however, the Installation Status Report (ISR) provides valuable information supporting investment strategies. The ISR identifies the deficiencies and the shortcomings in the environment, infrastructure, and service arenas.

The ISR has three parts, and its objective is to link to database systems, assist in determining installation requirements, measure readiness status, compare installations against Army-wide standards, and assist Congress in understanding requirements. Through this process the community can better prioritize projects, work requests, and service improvements.

The EFR, as discussed in Section 5.1.6, also indicates the shortfalls and excesses in real property.

Renovation Project, Larson Barracks

5.2.1 ISR Part I – Infrastructure

The purpose of Part I - Infrastructure is to renew and revitalize facilities by improving the justification and prioritization of limited resources. This allows for a Commander's support system that:

- Assesses installations.
- Uses established Army-wide standards.
- Explains installation and Army needs.
- Estimates installation renewal resource requirements.
- Assists in prioritizing programs and projects.
- Assists in allocation of resources.
- Measures progress.

5.2.1.1 Kitzingen MPA.

Infrastructure is divided into mission facilities, mobility facilities, housing, community facilities, and installation support categories. The 2003 ISR ratings for the infrastructure categories for the Kitzingen MPA are shown in Table 5.2 and Figures 5.6 and 5.7.

Mobility facilities have a low rating because of the poor quality of airfield facilities and pavements. There is a deficit in the quantity of Unaccompanied Personnel Housing (UPH). The age of the utility systems is responsible for the low rating.

Family Housing, Kitzingen Family Housing

Table 5.2
2003 Essential Facilities Requirements and ISR Infrastructure Evaluation, Kitzingen MPA

FCG	Unit of Measure	Asset	Allowance	Require-ment	Shortfall/ Excess	Quality	Quantity
Mission Facilities:						**C-2**	**C-1**
Training Ranges and Areas	AC	0	20,736	2,000	-2,000	C-1	C-1
Maintenance Facilities	SF	393,257	381,667	380,506	+12,751	C-3	C-1
Training/Instruction Facilities	SF	21,158	44,422	11,057	+10,101	C-2	C-3
Supply/Storage Facilities	SF	384,114	342,628	383,112	+1,002	C-3	C-2
Administration Facilities	SF	718,633	415,757	433,204	+285,429	C-2	C-1
Information Management	SF	7,336	6,808	7,336	0	C-2	C-1
Mobility Facilities:						**C-3**	**C-2**
Roads/Trails Network	SY	790,592	1,007,726	1,007,726	-217,134	C-2	C-2
Railroads	MI	1	1	1	0	C-1	C-1
Airfield Facilities	SF	3,065	0	3,065	0	C-4	C-1
Airfield Pavements	SY	175,856	0	0	+175,856	C-4	C-1
Strategic Mobility	-	-	-	-	-	C-1	C-1
Housing Facilities:						**C-2**	C-1
Family Housing	FA	2,030	2,056	2,056	-26	C-3	C-1
Enlisted UPH	PN	2,638	1,478	1,478	+1,160	C-2	C-1
Other UPH	PN	54	245	132	-78	C-3	C-4
Dining Facilities	SF	55,392	49,939	49,939	+5,453	C-2	C-1
Community Facilities:						**C-2**	**C-2**
Post Exchange	SF	98,446	83,658	92,879	+5,567	C-3	C-1
Commissary	SF	61,752	37,899	37,899	+23,853	C-1	C-1
Hospital/Medical Facilities	SF	30,255	24,748	22,568	-7,687	C-1	C-3
Child Development Centers	SF	11,302	33,880	33,880	-22,578	C-1	C-4
Dependent School Facilities	SF	86,471	81,893	86,471	0	C-1	C-1
Community Support	SF	336,500	328,471	266,880	+69,620	C-2	C-2
Installation Support Facilities:						**C-3**	**C-1**
Water	-	-	-	-	-	C-4	C-1
Sewer	-	-	-	-	-	C-4	C-1
Electric/Gas	-	-	-	-	-	C-2	C-1
Heating/Air	-	-	-	-	-	C-2	C-1

C-1: meets or exceeds standards
C-2: meets most standards
C-3: meets some standards
C-4: does not meet standards

Family Housing, Leighton Barracks

5.2.1.2 Wuerzburg MPA.
ISR evaluations for infrastructure are shown in Table 5.3 and in Figures 5.8 and 5.9. The railroad at Faulenberg Kaserne is not operational and has not been maintained. The low quantity rating for the airfield category is caused by overstated requirements. The dining hall at Leighton Barracks is large enough to meet the need and the requirement needs to be changed to raise the quantity rating. The utility systems are rated low because of age.

Dining Facility, Leighton Barracks

Wuerzburg Elementary School, Leighton Barracks

Table 5.3
2003 Essential Facilities Requirements and ISR Infrastructure Evaluation, Wuerzburg MPA

FCG	Unit of Measure	Asset	Allowance	Require-ment	Shortfall/ Excess	Quality	Quantity
Mission Facilities:						**C-2**	**C-2**
Training Ranges and Areas	AC	0	5,184	0	0	C-3	C-4
Maintenance Facilities	SF	225,767	185,318	185,318	+40,449	C-3	C-1
Training/Instruction Facilities	SF	20,062	30,370	30,370	-10,308	C-1	C-2
Supply/Storage Facilities	SF	140,051	129,572	115,522	+24,529	C-2	C-2
Administration Facilities	SF	508,993	289,795	388,403	+120,590	C-2	C-1
Information Management	SF	35,349	35,349	35,349	0	C-3	C-1
Mobility Facilities:						**C-1**	**C-3**
Roads/Trails Network	SY	381,571	584,905	584,904	-203,333	C-1	C-3
Airfield Pavements	SY	2,543	0	83,359	-80,816	C-1	C-4
Housing Facilities:						**C-1**	**C-2**
Family Housing	FA	1,063	967	967	+96	C-1	C-1
Enlisted UPH	PN	584	523	523	+61	C-1	C-1
Other UPH	PN	92	156	58	+34	C-3	C-3
Dining Facilities	SF	24,686	13,245	106,652	-81,966	C-3	C-4
Community Facilities:						**C-2**	**C-2**
Post Exchange	SF	228,421	57,171	273,816	-45,395	C-2	C-2
Commissary	SF	68,037	30,761	73,566	-5,529	C-1	C-3
Hospital/Medical Facilities	SF	513,987	130,296	520,776	-6,789	C-2	C-1
Child Development Centers	SF	22,874	15,213	30,160	-7,286	C-1	C-3
Dependent School Facilities	SF	321,648	318,897	321,648	0	C-1	C-1
Community Support	SF	218,440	283,485	368,647	-150,207	C-2	C-3
Installation Support Facilities:						**C-3**	**C-1**
Water	-	-	-	-	-	C-3	C-1
Sewer	-	-	-	-	-	C-3	C-1
Electric/Gas	-	-	-	-	-	C-1	C-1
Heating/Air	-	-	-	-	-	C-3	C-1

C-1: meets or exceeds standards
C-2: meets most standards
C-3: meets some standards
C-4: does not meet standards

5.2.1.3 Giebelstadt MPA. ISR infrastructure evaluations are given in Table 5.4 and Figure 5.10. Although the quantity rating for training ranges and instructional facilities is low, this need is being met in the Kitzingen and Wuerzburg MPAs. There is a deficit in supply and storage facilities. There is limited unaccompanied personnel housing in the Giebelstadt MPA. AAFES and DeCA are addressing the quantity of facilities in the post exchange and commissary categories. Both medical facilities and child development centers require expansion.

Table 5.4
2003 Essential Facilities Requirements and ISR Infrastructure Evaluation, Giebelstadt MPA

FCG	Unit of Measure	Asset	Allowance	Require-ment	Shortfall/ Excess	Quality	Quantity
Mission Facilities:						**C-2**	**C-3**
Training Ranges and Areas	AC	0	21,723	0	0	N/A	C-4
Maintenance Facilities	SF	255,436	268,246	272,913	-17,477	C-2	C-2
Training/Instruction Facilities	SF	0	13,755	0	0	N/A	C-4
Supply/Storage Facilities	SF	40,791	72,654	72,141	-31,350	C-1	C-4
Administration Facilities	SF	180,370	226,282	251,648	-71,278	C-2	C-3
Information Management	SF	4,174	4,174	4,174	0	C-3	C-1
Mobility Facilities:						**C-2**	**C-3**
Roads/Trails Network	SY	150,811	403,665	403,665	-252,854	C-3	C-4
Airfield Facilities	SF	14,943	9,411	9,411	+5,532	C-1	C-1
Airfield Pavements	SY	332,934	375,804	460,248	-127,314	C-2	C-3
Housing Facilities:						**C-3**	**C-1**
Family Housing	FA	895	897	897	-2	N/A	C-1
Enlisted UPH	PN	884	494	494	+390	C-3	C-1
Other UPH	PN	42	90	90	-48	C-1	C-4
Dining Facilities	SF	18,115	22,389	18,115	0	C-1	C-1
Community Facilities:						**C-1**	**C-3**
Post Exchange	SF	23,723	52,030	23,723	0	C-1	C-4
Commissary	SF	2,379	30,410	3,655	-1,276	C-3	C-4
Hospital/Medical Facilities	SF	6,493	18,211	18,211	-11,718	C-2	C-4
Child Development Centers	SF	19,698	12,485	29,000	-9,392	C-1	C-4
Community Support	SF	112,314	152,561	140,520	-28,206	C-1	C-3
Installation Support Facilities:						**C-1**	**C-1**
Water	-	-	-	-	-	C-3	C-1
Sewer	-	-	-	-	-	C-3	C-1
Electric/Gas	-	-	-	-	-	C-1	C-1
Heating/Air	-	-	-	-	-	C-1	C-1

C-1: meets or exceeds standards
C-2: meets most standards
C-3: meets some standards
C-4: does not meet standards

5.2.2 ISR Part II – Environment

The purpose of Part II – Environment is to implement effective environmental programs that support and promote the mission by improving the prioritization and justification of environmental program requirements. The objectives are to:

- Look at the overall condition of the Army's Environmental Program to improve the justification and prioritization of limited resources.
- Improve visibility of environmental programs and use an evaluation tool.
- Identify environmental programs that may impact readiness.

The 2003 ISR ratings of the environment are illustrated in Table 5.5.

The C-3 pillar rating for quality of the compliance category is caused by several repeated ECAS findings that have already been corrected. The unit support of the hazardous waste program needs improvement. The construction of small hazardous waste accumulation points run by units is expected to significantly improve the low rating received in quality of hazardous waste management. Improper storage of non-operational vehicles throughout the 417th BSB caused the low rating in the quality of solid waste management. Currently, prevention plans are being prepared for the management of storage tanks and wastewater and storm water management.

The C-3 pollution prevention pillar rating is mostly caused by low unit participation in the hazardous material management program and availability of funds to implement Class 2 pollution prevention projects.

The rating for the foundation pillar should be changed to C-2 because of improperly entered data. However, more employees are needed for changing missions and new programs.

Tank Wash, Larson Barracks

Table 5.5
2003 ISR Environmental Overall Evaluation, Kitzingen Military Community

Environmental Pillars	Quality	Quantity
Compliance	**C-3**	**C-2**
Air Quality Management	C-3	C-1
Hazardous Waste Management	C-4	C-1
Environmental Noise	C-1	N/A
Solid Waste Management	C-3	N/A
Storage Tank Management	C-3	C-3
Wastewater Management	C-4	C-1
Water Quality Management	C-3	N/A
National Environmental Policy Act	C-1	N/A
Remediation	C-3	C-2
Toxic Substances Management	C-1	C-1
Conservation	**C-1**	**C-1**
Integrated Natural Resources	C-1	C-1
Cultural Resource Management	C-1	N/A
Integrated Pest Management	C-1	N/A
Restoration	**N/A**	**N/A**
Pollution Prevention	**C-3**	**N/A**
Recycling/Solid Waste Diversion	C-1	N/A
Hazardous Material Management	C-3	N/A
Pollution Prevention	C-4	N/A
Foundation (Management)	**C-3**	**C-4**

C-1: meets or exceeds standards
C-2: meets most standards
C-3: meets some standards
C-4: does not meet standards

5.2.3 ISR Part III – Services

The purpose of Part III – Services is to provide a tool for setting performance standards for service delivery, assessing quality and quantity of service delivery, and assessing proposed cost of providing these services. The objectives of this portion of the ISR are to:

- Focus the Army's future investments in services for base operations.
- Provide decision-makers with a tool to evaluate the quantity and quality of services.
- Provide information to assist with the development of management approaches and policy decisions.
- Provide information that can affect strategic planning goals and prioritization.
- Provide justification/allocation or resources to support services and programs.

Building Addition, Company Headquarter, Harvey Barracks

Table 5.6 shows that the several areas are rated C-3.

Personnel and Community – low rating in personnel services and substance abuse services supporting military personnel.

Information Technology – communications systems and systems support rated low because of improper equipment and capacity, not enough record keeping, and insufficient servicing of systems.

Health Services – low rating in preventative medicine services and veterinary medicine services.

Table 5.6
2003 ISR Services Overall Evaluation, Kitzingen Military Community

Areas of Concern	Rating
Personnel and Community	C-3
Information Technology	C-3
Operations	N/A
Logistics	C-2
Engineering	C-2
Health Services	C-3
Command and Staff	C-2

C-1: meets or exceeds standards
C-2: meets most standards
C-3: meets some standards
C-4: does not meet standards

5.3 Short-Range Component

The Short-Range Component (SRC) reflects day-to-day real property planning and management and supports planning strategies over the Program Objective Memorandum (POM) period. This component identifies specific projects for real property management and development.

Projects to construct, renovate, and repair facilities are ever changing in their composition and priority. Projects are listed in Tables 5.7 through 5-14. These projects become outdated quickly. For information on current projects and their priorities, please contact the 417th BSB Directorate of Public Works.

Renovated Entry, Harvey Barracks

Renovation Project, Leighton Barracks

Renovation Project, Larson Barracks

Table 5.7
USAREUR Power Projection Projects

Project No.	Location	Project Description	Fund
Gieb0002/98	Giebelstadt Airfield	Taxiways *Repair aprons, taxiways "C", "D south", and "E" at Giebelstadt Army Airfield.*	NATO I&D
Gieb0004/98	Giebelstadt Airfield	Staging Area Near Back Gate *Resurface hardstand for use as staging area at Giebelstadt Army Airfield.*	NATO I&D
KAY00091/8	Harvey	Convoy Access Road *Repair and upgrade road from Autobahn 3 to Harvey Barracks.*	NATO I&D
TBD	Giebelstadt	Runway and Main Taxiway *Repair runway and main taxiway; and install and expand runway lighting at Giebelstadt Army Airfield.*	NATO I&D
54659	Harvey	Regional Railhead *Construct a regional railhead and upgrade existing railhead at Harvey Barracks.*	MCA

Table 5.8
USAREUR Force Protection Projects

Project No.	Location	Project Description	Fund
BSB 00058-27	Lincoln	Upgrade Gate and Fencing *Construct various upgrades at gate.*	EUD/AFH
1ID 00020-1P Part 2	Leighton	Consolidate Parking *Consolidate parking area to meet ATFP standoff.*	ASG SHBA
BSB 00074-1	Leighton	Upgrade Gate *Upgrade gate, turn around area and inspection area.*	ASG SHBA
BSB 00075-1J	Wuerzburg Hospital	Upgrade Gate *Upgrade guard house and install bollards.*	EUD/MIPL
BSB 00070-1J	Wuerzburg Hospital	Upgrade Gate *Upgrade guard house and traffic lanes.*	EUD/MIPL
BSB 00077-3J	Wuerzburg Hospital	Upgrade Gate *Construct various upgrades at gate.*	ASG SHBA
AST 00367-1	Harvey	Upgrade Gate *Construct various upgrades at gate.*	EUD/DERF
BSB 00341-2J	Marshall Heights	Upgrade Gate *Construct new guard/visitor building and other upgrades at gate.*	EUD/AFH
BSB 00343-2J	Marshall Heights	Upgrade Gate *Construct various upgrades at gate.*	EUD
BSB 00332-2J	Harvey (Corlette)	Upgrade Gate *Construct various upgrades at gate.*	EUD/AFH
BSB 00348-2	Harvey (Richthofen)	Upgrade Gate and Fencing *Construct various upgrades at gate.*	EUD/AFH
BSB 00346-3	Marshall Heights	Construct Covered Search Area *Construct overhead cover and parking.*	EUD/AFH
BSB 00032-3	Leighton (Lincoln)	Construct Covered Search Area *Construct overhead cover and parking.*	EUD/AFH
BSB 00371-3	Harvey (Richthofen)	Construct Covered Search Area *Construct overhead cover.*	EUD/AFH
BSB 00339-2J	Larson	Upgrade Gate *Construct various upgrades at gate.*	ASG SHBA

(USAREUR Force Protection Projects, continued)

Project No.	Location	Project Description	Fund
BSB 00048-2J	Leighton	Upgrade Gate *Construct various upgrades at gate.*	ASG SHBA
BSB 00055-2J	Leighton	Upgrade Gate *Construct various upgrades at gate.*	ASG SHBA
BSB 00511-2J	Giebelstadt	Upgrade Gate *Construct various upgrades at gate.*	ASG SHBA
BSB 00411-3J	Larson	Upgrade Gate *Install hydraulic bollards at gate.*	ASG SHBA
BSB 00411-3J	Giebelstadt	Upgrade Gate *Install hydraulic bollards at gate.*	ASG SHBA
BSB 00529-3J	Giebelstadt	Upgrade Gate *Install hydraulic bollards at gate.*	ASG SHBA
BSB 00069-1J	Giebelstadt	Upgrade Gate *Install concrete bollards at gate.*	ASG SHBA
BSB 00060-2	Leighton (Skyline)	Construct Wall *Construct masonry/concrete wall.*	ASG SHBA
DPW 00028-3P	Faulenberg Kaserne	Relocate Fire Control Center *Relocate Fire Control Center and FES Division offices.*	ASG SHBA
BSB 00047-2J	Faulenberg Kaserne	Upgrade Building 208 *Install shatter resistant glass.*	ASG SHBA
BSB 00347-3J	Harvey	Upgrade Building 103 *Install shatter resistant glass.*	ASG SHBA
BSB 00331-2J	Marshall Heights	Upgrade CDC *Install shatter resistant glass.*	ASG SHBA
BSB 00504-1	Giebelstadt	Upgrade Building 531 *Install shatter resistant glass.*	ASG SHBA
69B 00501-1J	Giebelstadt	Upgrade Building 611 *Install shatter resistant glass.*	ASG SHBA

Table 5.9
Environmental Projects Over $75,000

Project No.	Location	Project Description	Fund
FY99			
KAY001806	Harvey	Old TMP Remediation (on-going)	EUD
FY01			
KTVAE0059	BSB-Wide	Threatened and Endangered Species Survey	USACE
KTVGB0301	Giebelstadt	Repair/Upgrade Helicopter Refueling Points	SHBA
KTVGB0501	Giebelstadt	New Truck Fueling Point	SHBA
KTVHR1201	Harvey	Construct New TMP, Building 523	SHBA
KTVLR0201	Larson	Construct New TMP, Building 406	SHBA
FY02			
KTVAE0099	BSB-Wide	Cultural and Archeological Resources Management Plan	USACE
KTVAE0501	BSB-Wide	Hazardous Waste Accumulation Points, 417th BSB	SHBA
KTVFA0102	Faulenberg	Remove Tanks and Contamination #255	SHBA
KTVHR0020	Harvey	Survey Grenade Area	EUD
KTVHR0149B	Harvey	Building 181, Repair Fuel Tanker Hardstand	SHBA
KTVHR0502 KTVLR0802 KTVLE0302	BSB-Wide	Construct Fuel Tanker Parking Areas	SHBA
KTV-HR130-1	Harvey	Hazardous Waste Accumulation Points	SHBA
FY03			
KTVAE0202	BSB-Wide	Develop EMS Implementation Plan	EUD
KTVGB0602	Giebelstadt	Motorpool Floor, Building 672	SHBA
KTVGB0702	Giebelstadt	Retention Basin, Building 672	SHBA
KTVHR0703	Harvey	#164 UST ERM Remedial Action	EUD
KTVLE0601	Leighton	Hazardous Waste Accumulation Points	SHBA
KTVLR0102	Larson	Remove Abandoned Tanks	SHBA
KTVLR0202	Larson	Remove UST, Building 50 B Motorpool	SHBA

(Environmental Projects Over $75,000, continued)

Project No.	Location	Project Description	Fund
FY03 (continued)			
KTVLR0502	Larson	Remove UST, Building 1068 Motorpool	SHBA
KTVLR0602	Larson	Remove UST, Building 1069 Motorpool	$SHBA
KTVLR0702	Larson	Remove UST, Building 1070 Motorpool	SHBA
KTVAE0601	BSB-Wide	Remove UST's	SHBA
KTVAE0601	BSB-Wide	Remove Abandoned Tanks in 417th BSB	OMA (VENC)
KTVGB0049D	Giebelstadt	Remedial Action – POL/CHC Contamination	OMA (VENC)
KTVGB0069D	Giebelstadt	Remedial Action – Buildings 701/2/10	OMA (VENC)
KTVGB0079D	Giebelstadt	Remediation – Building 715, Fire Practice Basin	OMA (VENC)
KTVGB0102	Giebelstadt	Remove Abandoned Tanks	OMA (VENC)
KTVGB0701	Giebelstadt	Upgrade Hazardous Waste Accumulation Points	OMA (VENC)
KTVHR0020B	Harvey	RI/FS Grenade Proficiency Course	OMA (VENC)
KTVHR0049C	Harvey	Remedial Design – Contamination, FE Yard Building	OMA (VENC)
KTVHR0199C	Harvey	Remedial Design – Skeet Range	OMA (VENC)
KTVHR0202C	Harvey	Remedial Design – Washrack near Building 138	OMA (VENC)
KTVLR0501	Larson	Upgrade Hazardous Waste Accumulation Points	OMA (VENC)
KVTGB0102	Giebelstadt	Remove Abandoned USTs, 511, 580, 664, 672, and 702	SHBA
KTVGB0502	Giebelstadt	Apron 1 Repair	JOC
FY05			
BFKTDSGN	BSB-Wide	Cross Connection/Backflow Previous Study	OMA (VENC)
KAY003206D		Remediation – Fishing Pond Project	OMA (VENC)
KTVAE0030	BSB-Wide	Radon Mitigation	OMA (VENC)
KTVGB0099C	Giebelstadt	Remedial Design – Building 673 Locomotive Barn	OMA (VENC)
KTVGB0119C	Giebelstadt	Remove UST and POL Contaminant, Building 546	OMA

(Environmental Projects Over $75,000, continued)

Project No.	Location	Project Description	Fund
FY05 (continued)			
KTVGB0159 C	Giebelstadt	Remedial Design – Building 612 Transformer Station	OMA (VENC)
KTVHR0020C	Harvey	Remediation Design – Grenade Proficiency Course	OMA (VENC)
KTVHR0049D	Harvey	Remediation – Contamination, FE Yard Building 20	OMA (VENC)
KTVHR0059C	Harvey	Remediation Design – Remove Contamination	OMA (VENC)
KTVHR0202D	Harvey	Remedial Action – Washrack near Building 138	OMA (VENC)
KTVHR0303	Harvey	Replace Level Indicator and Secure Domeshaft	OMA
KTVLR0099C	Larson	Survey CHC #444	EUD
KTVLR0099C	Larson	Remedial CHC Design, 444	OMA (VENC)
KTVLR0103C	Larson	Remedial Design Hardstand, Auto Shop	OMA (VENC)
KTVLR0303	Larson	Replace Level Indicator and Secure Domeshaft	OMA
SWMPKT	BSB-Wide	Develop a Storm Water Master Plan	OMA (VENC)
FY06			
BFKTUPG		Cross Connection/Backflow Upgrade	OMA (VENC)
KTVAE0503	BSB-Wide	Prepare Hazardous Waste Management Plan	OMA (VENC)
KTVGB0099D	Giebelstadt	Remediation – Building 673, Locomotive Barn	OMA (VENC)
KTVGB0119D	Giebelstadt	Remove UST and POL Contaminant, Building 546	
KTVGB0119D	Giebelstadt	Remediation – Building 546, Remove Cont. Stov.	OMA (VENC)
KTVGB0159D	Giebelstadt	Remediation – Building 612, Transformer Station	OMA (VENC)
KTVHR0020D	Harvey	Remediation – Grenade Proficiency Course	OMA (VENC)
KTVHR0059D	Harvey	Remediation – Remove Contamination	OMA (VENC)
KTVHR0199D	Harvey	Remediation – Skeet Range	OMA (VENC)
KTVHR0502	Harvey	Provide Compliant Parking/Fueling Pad	OMA

(Environmental Projects Over $75,000, continued)

Project No.	Location	Project Description	Fund
FY06 (continued)			
KTVLE0803	Leighton	Upgrade Washrack, Building 49/1200	OMA
KTVLR0099D	Larson	Remediation of CHC, 444	OMA (VENC)
KTVLR0103D	Larson	Remedial Action – Auto Shop Hardstand	OMA (VENC)
FY07			
KTVGB0179C	Giebelstadt	Remediation – Hardstand, Strip Lot, by Building 511	OMA (VENC)
KTVHR0803C	Harvey	Remedial Design – Remove POL Contamination	OMA (VENC)

Table 5.10
DoDDS Facilities Five-Year Plan Projects Over $75,000

Project No.	Location	Project Description	Fund
FY04			
	Bavaria DSO	Construct Entry and Administration Area at DSO Office	DoDDS
	Wuerzburg ES	Install New Roof on Building 100	DoDDS
	Wuerzburg HS	Replace Asbestos Containing Materials in Buildings 319 and 350	DoDDS
	Wuerzburg MS	Install New Intercom system	DoDDS
KAS000355	Kitzingen ES	Replace Asbestos Containing Materials, Buildings 319 and 350	DoDDS
FY05			
	Bavaria DSO	Paint Exterior of DSO Office	DoDDS
	Wuerzburg MS	Paint Interior	DoDDS
KAS000547	Kitzingen ES	Replace Front Asphalt with Inter-locking Concrete Blocks, Building 350	DoDDS
WYD000263	Wuerzburg ES	Install Sinks in Classrooms	DoDDS
WYF000087	Wuerzburg HS	Replace Blackboards with Whiteboards	DoDDS
FY06			
	Kitzingen ES	Paint Interior of Buildings 319 and 350	DoDDS
	Wuerzburg ES	Paint/Renovate Classrooms	DoDDS
WYE000105	Wuerzburg MS	Replace Carpet/MPR Room Floor	DoDDS
WYF000043	Wuerzburg HS	Paint Exterior of Building 134	DoDDS
FY07			
	Kitzingen ES	Install New Roof on Building 319	DoDDS
	Wuerzburg ES	Paint Exterior of Building 100	DoDDS
WYE000016	Wuerzburg MS	Install New Key System	DoDDS
WYF000084	Wuerzburg HS	Renovate Front and Back Entrances	DoDDS
FY08			
	Wuerzburg MS	Upgrade Science Labs	DoDDS
WYF000053	Wuerzburg HS	Construct New Gymnasium	DoDDS
WYF000054	Wuerzburg ES	Install Exterior Rolladins (Various)	DoDDS
FY09			
WES000109	Wuerzburg ES	Construct Addition to Supply Room	DoDDS
WYD000343	Wuerzburg ES	Renovate Main Administrative Area	DoDDS

ES = Elementary School; MS = Middle School; HS = High School

Table 5.11
Army Family Housing Projects

Project No.	Location	Project Description	Fund
FY03			
56512	Leighton	Total Housing Renovation, Buildings 106, 108, 111, 113, 119,120, and 121	MMR
FY05			
58938	Kitzingen FH	Marshall Heights - Total Housing Renovation, Buildings 301, 302, 303, 304, 305, 306, 307, 312, and 313	MMR
58932	Leighton	Lincoln Heights - Total Housing Renovation, Buildings 351, 352, 353, 354, 355, and 256	MMR
59135	Leighton	Total Housing Renovation, Buildings 76, 101, 129, 130, 131, 141, 142, 143, 144, 145, 146, 405, and 406	WNR
59139	Kitzingen FH	Marshall Heights - Total Housing Renovation, Buildings 310, 311, 314, 315, 316, and 317	MMR
FY06			
52253	Leighton	Housing Renovation, Buildings 123, 124, and 125	MMR
54802	Harvey	Housing Renovation, 26 Buildings 270 through 295	MMR
FY07			
WUE06	Kitzingen FH	Marshall Heights - Total Housing Renovation, Buildings 321, 322, 324, 325, 326, 327, 328, 329, 330, 331, 332, and 333	WNR
WUE07	Wuerzburg	Sprinklers	
FY08			
WUE05	Leighton	Housing Renovation, Buildings 136, 137, 138, 139, and 140	WNR

FH = Family Housing

Table 5.12
DCA-NAF Projects

Project No.	Location	Project Description	Fund
FY03			
DCA001079	Leighton	Upgrade Child Development Center Playground	MIPL
FY04			
55631	Leighton	Modernize Guesthouse, Buildings 2, 3, and 5	MCA
DCA000211	Leighton	Renovate Catigny Club	MIPL
FY05			
56391	Harvey	Replace Physical Fitness Center	MCA
BSB005050	Giebelstadt	Construct Running Track for Physical Fitness Training	MIPL
KPW003019	Kitzingen	Repair Physical Fitness Center (Fac.138)	MIPL
FY06			
56394	Leighton	Expand Physical Fitness Center	MCA
DCA004049	Larson	Renovate and Construct Ball-fields, Playgrounds, Track, and Refuse Enclosures	MIPL
57832	Leighton	Construct Library Complex	MCA
FY07			
NEW 2	Leighton	Construct Youth Activities Center	MCA
FY08			
43743	Giebelstadt	Construct Youth Services Center	MCA
46110	Kitzingen	Construct a School Age Services Facility	MCA

Table 5.13
AAFES Projects

Project No.	Location	Project Description	Fund
FY02			
727301002	Wuerzburg	Renovate A/C in Bookmark	AAFES
727301004	Wuerzburg	Renovate A/C in Furniture Store	AAFES
727301007	Wuerzburg	Burger King Playground	AAFES
Outyears			
	Harvey	Install Subway Food Concept	AAFES
	Harvey	Renovate Gas Station	TBD
	Leighton	Co-Locate Dunkin Doughnuts with Burger King	AAFES
	Larson	Renovate Shoppette	TBD

Table 5.14
Demolition Projects

Project No.	Location	Project Description	Fund
FY04			
DPW003311P	Harvey	Private Organization/Scouts	OMA
WYO000217	Leighton	Storage Shed	OMA

Appendices

Appendix A

Report Update Information

This Summary Development Plan is a guide to future development and a tool to be used by decision-makers in understanding the needs of the community. The SDP proponent for the 417th BSB is the Director of Public Works. The DPW staff promotes, oversees the review effort, and updates this document.

The original SDP was prepared in 1999. This update of the SDP was developed with the combined efforts of the 417th BSB, the U.S. Army Corps. of Engineers, Europe Distirct, and Black & Veatch in 2004.

The format of the updated report was developed so updating of the narrative Word files and electronic MicroStation files can be done by DPW personnel using personal computer (PC) software and hardware. The electronic maps were created using Tri-Service Standards. Report publishing can be done on post or by a contractor.

Software packages used in the development of the Summary Development Plan were Microsoft Word from Microsoft Office 2002, and MicroStation J, for Windows.

For final reproduction, the report text was merged with map-based graphics (CAD files) and digitized photography using Microsoft Word 2002. Adobe Acrobat, Version 6.0, was used to publish the report in Portable Document Format (PDF).
For most efficient production of final report, various duplication methods were used:

- Notebook covers and spines were printed on a digital color copier. Artwork was printed from an Acrobat PDF file exported from the Microsoft Word layout.
- Tabs were printed on a digital color copier, then laminated and diecut. Artwork was printed from an Acrobat PDF.
- Text pages were printed on a digital color copier (output from Acrobat files created from the Microsoft Word layouts).
- Map-based graphics pages (figures) were imprinted on a digital color copier – CAD files were saved as encapsulated postscript (eps), converted in Illustrator 8.0, assembled in Word, and output as Acrobat PDF files.

The report was printed on one side of the paper only, making it easier to update single pages, and bound within a three-ring notebook. Updated map-based graphics (CAD files) can be digitally produced and printed on a color ink jet plotter, then duplicated on a color copier.

All materials used in the production of the report are provided with the final submittal to the 417th BSB. This includes Microsoft Word text files, Word layouts, MicroStation files, and digital photography.

Update Information

Item	Resources	Responsible Office
Summary Development Plan Report	Initial Report – Completed 2000 – Updated 2004	• DPW • Master Planning
Commander's Letter		• 417th BSB Commander
Introduction		• Master Planning
Plan Findings and Recommendations		• 417th BSB Commander • DPW • Master Planning
Strategic Goals	2003 Army Community of Excellence	• Master Planning • Quality Management Office
Community and Vicinity Profile – Mission – Community Description – Area Background/I nvolvement – Economic Impacts	417th BSB: – Mission Statement – Demographics Report – PAO Installation History	• Master Planning • BSB Real Property Office • Public Affairs Office • Organizations
Long-Range Component – Environmental Quality – Land Use – Utilities – Transportation – Installation Design Guide – Housing Community Plan – Force Protection	No Complete Component Plan – 1989 and 1991 IDGs – 1999 Army Family Housing Community Plan – 1999 ECAR – 2003 ISR Installation Capability Assessment	• Master Planning • DPW Environmental • Directorate of Community Activities • DPW Engineering/Plans • Plans/Operations Division • DPW Housing Division
Capital Investment Strategy – Essential Facility Requirements – Installation Status Report	No Complete Component Plan – 2003 ISR	• Master Planning • Directorate of Resource Management • DPW Environmental • DPW Engineering/Plans
Short-Range Component – Projects	No Complete Component Plan – 2003 Projects List	• Master Planning • DPW Environmental • DPW Engineering/Plans
Appendices – Report Update Information – Bibliography – Acronyms and Abbreviations – Acknowledgements		• Master Planning
Tables		• Master Planning
Figures		• Master Planning
Photos	Photos Taken May 1999 and November 2003	• Master Planning • Public Affairs Office • Directorate of Community Activities

B

Appendix B

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Section 1.0 Introduction

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Appendix C

Acronyms and Abbreviations

AAFES	Army and Air Force Exchange Service
AC	Acre
A/C	Air Conditioning
ADA	Air Defense Artillery
ADP	Area Development Plan
AFH	Army Family Housing
AFHCP	Army Family Housing Community Plan
Ammo	Ammunition
AOR	Area of Responsibility
AR	Army Regulation
ASG	Area Support Group
AST	Aboveground Storage Tank
AST	Area Support Team
ATC	Army Training Command
Bde	Brigade
Bldg	Building
BLIC	Bathroom Laundry Investment Campaign
Bn	Battalion
BOSS	Better Opportunities for Single Soldiers
BSB	Base Support Battalion
BUP	Barracks Upgrade Program
CDC	Child Development Center
CID	Criminal Investigation Division
CIS	Capital Investment Strategy
CPQC	Combat Pistol Qualification Course
CSH	Combat Support Hospital
CSUP	Command Security Upgrade Program
DCA	Directorate of Community Activities
DCS	Defense Communication Site
DeCA	Defense Commissary Agency
DENTAC	Dental Activity
Det	Detachment
DISCOM	Division Support Command
DoD	Department of Defense
DoDDS	Department of Defense Dependent Schools
DOIM	Directorate of Information Management
DPW	Directorate of Public Works
DRMSI	Defense Reutilization Marketing Services International
DSO	District School Office

ECAR	Environmental Compliance Assessment Report
ECAS	Environmental Compliance Assessment
ECSM	Energy Cost Savings Measure
EFMP	Exceptional Family Member Program
EFR	Essential Facilities Report
EMO	Environmental Management Office
EMS	Environmental Management System
EPA	Environmental Protection Agency
EPS	Encapsulated Postscript
ERM	Environmental Resource Management
FA	Family
FCC	Family Child Care
FCG	Facility Category Group
FE	Facilities Engineer
FP	Force Protection
FY	Fiscal Year
FYDP	Future Years Defense Plan
GRHP	Government Rental Housing Program
GFOQ	General Field Officer's Quarters
HHC	Headquarters, Headquarters Company
HQ	Headquarters
I&D	Infrastructure and Development
IC	Installation Coordination Office
ICRMP	Integrated Cultural Resources Management Plan
IDG	Installation Design Guide
IDS	Installation Design Standards
IDT	Indefinite Delivery Type Contract
IFSM	Integrated Facilities System-Micro/Mini
IMA-E	Information Management Agency - Europe
INRP	Integrated Natural Resources Program
ISA	Installation Staging Area
ISR	Installation Status Report
IT	Information Technology
ITAM	Integrated Training Area Management
K	Kindergarten
LKW	Licht Draft-Wasserwerke Kitzingen
LRC	Long-Range Component
LTA	Local Training Area
MCA	Military Construction, Army
MEDDAC	Medical Activity
MI	Mile
Mil	Military
MMR	Modernization, Maintenance, and Repair
MOUT	Military Operations on Urbanized Terrain
MP	Military Police
MPI	Master Planning Instructions
MPA	Master Planning Area
MPR	Multi-Purpose Room
MWR	Morale, Welfare, and Recreation

N/A	Not Applicable
NAF	Non-Appropriated Funding
NATO	North Atlantic Treaty Organization
NBC	Nuclear Biological and Chemical
NEPA	National Environmental Protection Agency
O&M	Operations and Maintenance Fund
OMA	Operations and Maintenance, Army
OPORD	Operational Order
PAO	Public Affairs Office
PC	Personal Computer
PCB	Polychlorinated Biphenyl
PDF	Portable Document Format
PN	Persons
POL	Petroleum, Oil, and Lubricants
POM	Program Objective Memorandum
POV	Personnel Owned Vehicles
QOL	Quality of Life
RI/FS	Remedial Investigation/Feasibility Study
RPLANS	Real Property Planning and Analysis System
RPMP	Real Property Master Plan
S2/3	Intelligence, Plans, Training, Operations, Mobilization
SAS	School Age Services
SDP	Summary Development Plan
SF	Square-Foot
SOFA	Status of Forces Agreement
SOP	Standard Operating Procedure
sq.ft.	Square Feet
SRC	Short-Range Component
STOV	StandortVerwaltung
STW	Stadtwerke Wuerzburg
SY	Square Yard
TV	Television
UEMCS	Utility Energy Management Control System
UH	Utility Helicopter
UIC	Unit Identification Code
UPH	Unaccompanied Personnel Housing
U.S.	United States
USACE	United States Army Corps of Engineers
USACPW	United States Army Center for Public Works
USAREUR	U.S. Army Europe
UST	Underground Storage Tank
VENC	Highly Visible Environmental Compliance
WNR	Whole Neighborhood Renovation
WWI	World War I
WWII	World War II
YS	Youth Services

Appendix D

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Cover: The Falterturm, the tallest of 28 turrets on the city wall, 15th Century.

Kitzingen